

TRACT 7 R359404
IN OR 536 PG 286
YULEE HILLS PB 4/31

LEE CODY E
86523 HILL VALLEY AVE
YULEE, FL 32097

2023

51-3N-27-4881-0007-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4																											
ELEMENT		CD		CONSTRUCTION										TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																							
Exterior Wall		12		CEDAR 100										0100		01		1,781		112.0000		101.08		180,023		1995		1995		0		0		13.50		86.50		VALUATION BY					STANDARD																		
Roof Structur		03		GABLE/HIP 100										1 SINGLE FAM - 100% - 0																												Heated Area: 1680										HX Base Yr									
Roof Cover		03		COMP SHNGL 100										BAS 1995 FOP 1995																																															
Interior Wall		05		DRYWALL 100																																																									
Interior Floo		14		CARPET 90																																																									
Interior Floo		08		SHT VINYL 10																																																									
Air Condition		03		CENTRAL 100																																																									
Heating Type		04		AIR DUCTED 100																																																									
Bedrooms				3 100																																																									
Bathrooms				2 100																																																									
Frame		02		WOOD FRAME 100																																																									
Stories		1.		1. 100																																																									
Units				0 100																																																									
BUD8 Adjustme		04		DIST 01 100																																																									
Occupancy		00		NONE 100																																																									
Quality		03		Quality Level 03																																																									
DOR CODE		0100		SINGLE FAMILY																																																									
MAP NUM				MKT AREA																														04																											
NEIGHBORHOOD/LOC		4040		00																																																									
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																																					
BAS		1,680		100		1,680		146,889																																																					
FOP		336		30		101		8,831																																																					
TOTALS		2,016				1,781		155,720																																																					
EXTRA FEATURES										86523 HILL VALLEY AVE, YULEE										BLD DATE				LGL DATE																																					
																				XF DATE				LAND DATE																																					
																				INC DATE				AG DATE																																					
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS		UT	Adj R	ADJ UNIT PRICE		ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE		NOTES																																									
3	0810	CONCRETE A	0	100	6	5	30.00		SF	6.50	6.50		100	1995	1995	3	72	140																																											
4	0810	CONCRETE A	0	100	0	0	105.00		SF	6.50	6.50		100	2020	2020	3	99	676																																											
5	0201	BARN WD 10	0	100	60	30	1,800.00		SF	17.00	17.00		25	2020	2020	3	70	21,420																																											
6	0351	CARPORT MT	0	100	20	20	400.00		SF	10.00	10.00		100	2020	2020	3	93	3,720																																											