TRACT 11
IN OR 966/1224
YULEE HILLS PB 4/31

BEARD BRUCE WINFORD
PO BOX 399
WAYNESVILLE, GA 31566

2023

51-3N-27-4881-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

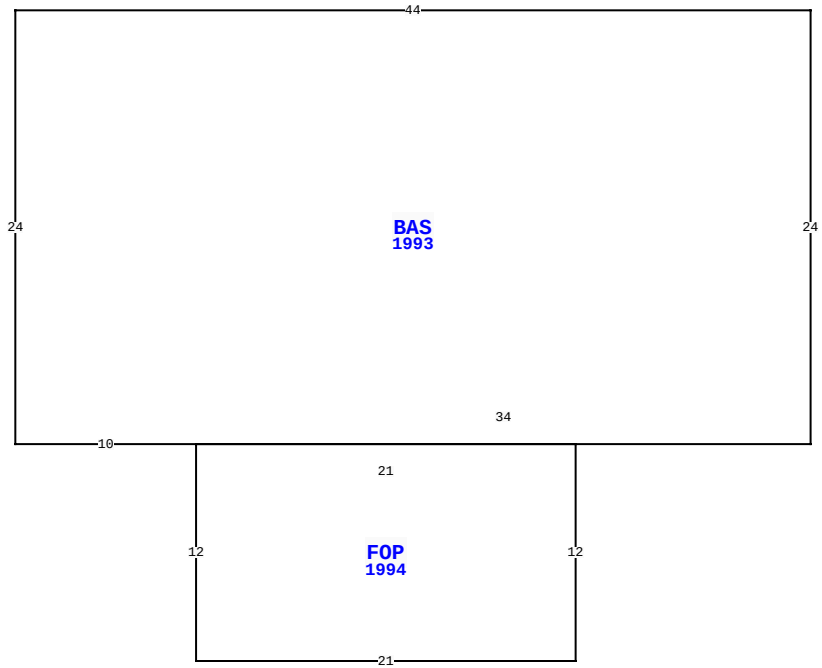
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4040.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	84,759
FOP	252	30	76	6,100
TOTALS	1,308		1,132	90,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,132	107.8000	97.29	110,132	1971	1981	0	0	0	17.50	82.50

1 SINGLE FAM – 0% - 0 Heated Area: 1056 HX Base Yr



86411 HILL VALLEY AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	90,859
TOTAL MARKET OB/XF VALUE	1,890
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	172,749
SOH/AGL Deduction	50,040
ASSESSED VALUE	122,709
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,709
TOTAL JUST VALUE	172,749
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V9900042	OTHER	12,501	05/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0966/1224	1/12/2001	WD	Q	I		80,000
GRANTOR: WILBOURN LILLIE						
GRANTEE: BEARD BRUCE WINFORD						
0781/1902	1/13/1997	QC	U	I	06	28,200
GRANTOR: JENKINS CARLTON D & L						
GRANTEE: JENKINS LILLIE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S24 E10 FOP=[YR=1994] S12 E21 N12 W21$ E34 N24$.

EXTRA FEATURES

LN	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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	54	1,890	

LAND DESCRIPTION

TOTAL OB/XF 1,890

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		RM	152.00	287.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 08/17/2022 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS