TRACT 16
R434058 & R434059
IN OR 947/74

DOWLING VON A
86265 HILL VALLEY AVE
YULEE, FL 32097

2023

51-3N-27-4881-0016-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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
Quality	03	Quality Level 03

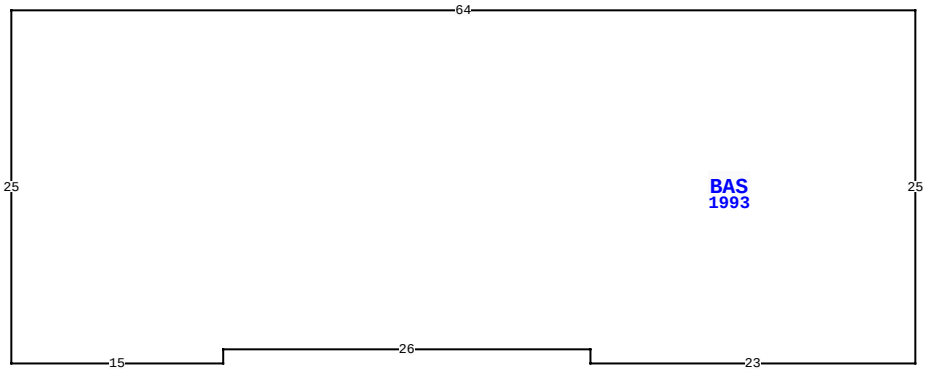
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,574	100	1,574	38,059
TOTALS	1,574		1,574	38,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,574	124.0000	80.60	126,864	1989	1989	0	0	0	70.00	30.00

2 M/H 93- – 100% - 2005 Heated Area: 1574 HX Base Yr 2005



86265 HILL VALLEY AVE, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		38,059
TOTAL MARKET OB/XF VALUE		14,150
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		132,209
SOH/AGL Deduction		78,780
ASSESSED VALUE		53,429
TOTAL EXEMPTION VALUE	HX HB VX	33,429
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		132,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0947/0074	8/28/2000	WD	U	I		85,000
GRANTOR: MALONE HENRY						
GRANTEE: DOWLING VON A						
0568/0976	4/28/1989	WD	U	V	10	5,000
GRANTOR: SHEFFIELD & BLACKMON						
GRANTEE: MALONE ROBIN HENRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S25 E15 N1 E26 S1 E23 N25 $.

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	0751	UOP	0	100	10	10	100.00	SF	10.00	10.00	100	1985	1985	3	20	200	
3	0752	USP	0	100	22	12	264.00	SF	15.00	15.00	100	1996	1996	3	25	990	
4	0681	POLE SHED	0	100	50	24	1,200.00	SF	15.00	15.00	100	1996	1996	3	25	4,500	
5	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	1996	1996	3	20	1,728	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
7	0812	CONCRETE C	0	100	0	0	1,360.00	SF	4.00	4.00	100	2000	2000	3	80	4,352	

LAND DESCRIPTION

TOTAL OB/XF 14,150

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	000102	C	SFR/MH	100		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