TRACT 26
YULEE HILLS PB 4/31

STEELE KEITH
306 VAN NESTE RD
FLEMINGTON, NJ 08822

2023

51-3N-27-4881-0026-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

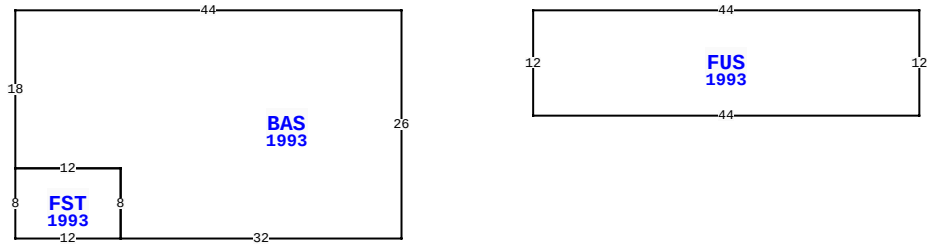
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4040.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,048	100	1,048	93,275
FST	96	55	53	4,717
FUS	528	100	528	46,994
TOTALS	1,672		1,629	144,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,629	119.9000	108.21	176,274	1980	1980	0	0	0	17.75	82.25

1 SINGLE FAM – 0% - 2023 Heated Area: 1576 HX Base Yr



86060 HILL VALLEY AVE, YULEE

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

EXTRA FEATURES

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
1	0810	CONCRETE A	0	0	6	44	264.00	SF	6.50	6.50	100	1980	1980	3	35	601	
2	0511	GARAGE CB-	0	0	16	20	320.00	SF	35.20	35.20	100	1984	1984	3	47	5,294	
3	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	1996	1996	3	20	1,440	
4	0351	CARPORT MT	0	0	20	18	360.00	SF	5.60	5.60	100	2001	2001	3	20	403	
5	0203	BARN MTL 0	0	0	31	26	806.00	SF	18.00	18.00	100	2002	2002	3	32	4,643	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	144,985
TOTAL MARKET OB/XF VALUE	12,381
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	237,366
SOH/AGL Deduction	0
ASSESSED VALUE	237,366
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	237,366
TOTAL JUST VALUE	237,366
NCON VALUE	157,366
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E029425	CHNGE SRVC	300	05/01/2002
94-0183	REPAIR/RRF	500	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2649/1201	6/30/2023	WD	Q	I	01	155,000
GRANTOR: MARYEA HERMAN EDWARD						
GRANTEE: STEELE KEITH						
2643/70	5/23/2023	FJ	U	I	11	0
GRANTOR: MARYEA HERMAN JR EST						
GRANTEE: MARYEA HERMAN EDWAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S18 FST=[YR=1993] S8 E12 N8 W12$ E12 S8 E32 N26$ PTR= E15 FUS=[YR=1993] E44 S12 W44 N12$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 12,381

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	153.00	286.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 08/18/2022 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS