TRACT 40
IN OR 2466/401
R621429 & R621428

RIVENBARK SCOTT A
86468 HILL VALLEY AVENUE
YULEE, FL 32097

2023

51-3N-27-4881-0040-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	01	Quality Level 01

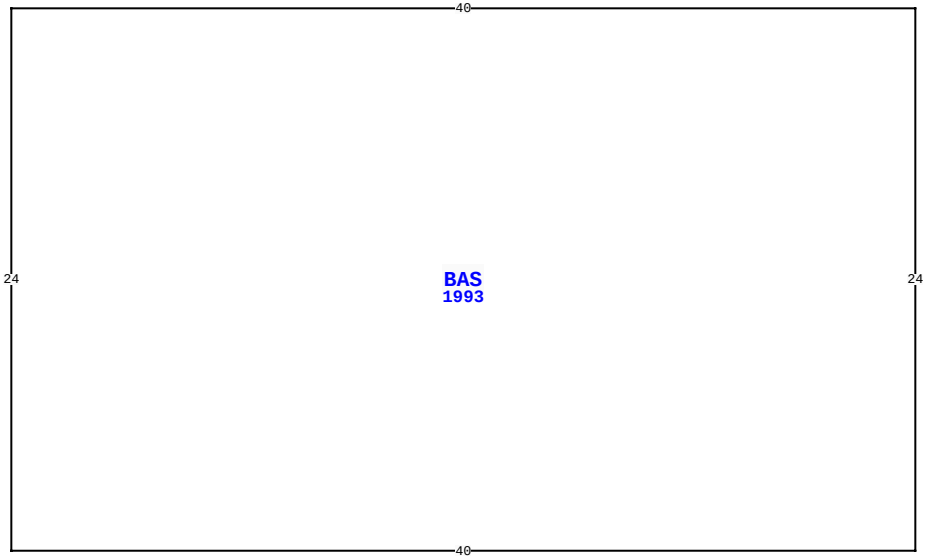
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	13,196
TOTALS	960		960	13,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	65.4500	45.82	43,987	1982	1982	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 960 HX Base Yr



86468 HILL VALLEY AVE, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	13,196
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	93,196
SOH/AGL Deduction	20,947
ASSESSED VALUE	72,249
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,249
TOTAL JUST VALUE	93,196
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3065	H/AC	0	06/28/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2466/0401	5/28/2021	WD	Q	I	01	65,000
GRANTOR: VINZANT RUDOLPH V JR						
GRANTEE: RIVENBARK SCOTT A						
0966/0504	1/11/2001	QC	U	I	06	100
GRANTOR: ARNOLD WANDA						
GRANTEE: VINZANT RUDOLPH & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S24 E40 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 08/23/2022 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS