IN OR 1903/219

HOPPER DEBORAH E
86131 HOPPER LANE
YULEE, FL 32097

2023

52-3N-27-0000-0002-0340

BUILDING CHARACTERISTICS

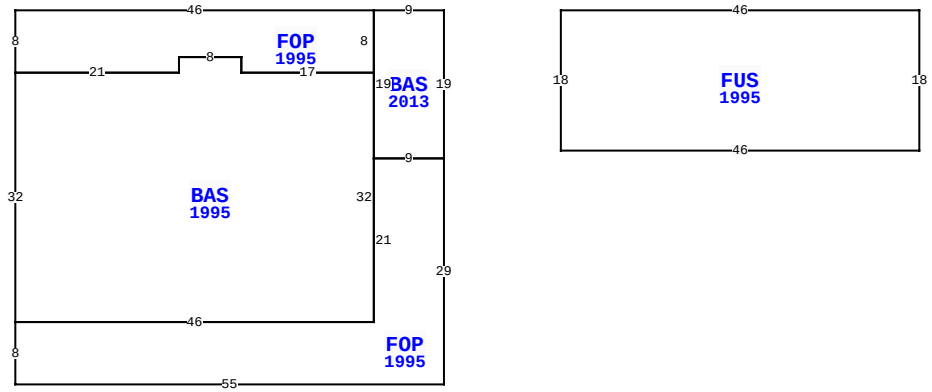
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1,488	153,893
BAS	171	100	171	17,685
FOP	352	30	106	10,963
FOP	629	30	189	19,547
FUS	828	100	828	85,634
TOTALS	3,468		2,782	287,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,782	97.5840	115.88	322,378	1995	2000	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 0 Heated Area: 2487 HX Base Yr



86131 HOPPER LN, YULEE

BLD DATE	03/03/2023 NW	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		299,616
TOTAL MARKET OB/XF VALUE		45,817
TOTAL LAND VALUE - MARKET		327,680
TOTAL MARKET VALUE		673,113
SOH/AGL Deduction		431,102
ASSESSED VALUE		242,011
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		187,011
TOTAL JUST VALUE		673,113
NCON VALUE		144
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		481,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903085	(9) WINDOWS	15,254	03/28/2019
R1806716	REPAIR/RRF	16,815	06/28/2018
B24870	ADDITION	29,000	06/01/2011
B18053	SCRN RM	9,000	10/31/2006
B985140	SWIM POOL	12,000	08/04/1998
95-01721	NEW CONSTR	121,920	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1903/0219	2/18/2014	QC	U	I	11	100
GRANTOR: HOPPER DEBORAH E & RI						
GRANTEE: HOPPER RICHARD & DE						
0710/1364	8/05/1994	WD	U	I	01	100
GRANTOR: HOPPER & EZELL						
GRANTEE: HOPPER RICHARD & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W9 FOP=[YR=1995] W46 S8 BAS=[YR=1995] S32 FOP=[YR=1995] S8 E55 N29 W9 S21 W46$ E46 N32 W17 N2 W8 S2 W21$ E21 N2 E8 S2 E17 N8$ S19 E9 N19$ PTR=E15 FUS=[YR=1995] E46 S18 W46 N18$ W15$.

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
1	0351	CARPORT MT	0	100	24	20	480.00	SF	10.00	10.00	100	1986	1986	3	20	960	
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10	20.10	100	1986	1986	3	20	257	
4	0754	FOP	0	100	6	8	48.00	SF	15.00	15.00	100	1986	1986	3	20	144	
6	0351	CARPORT MT	0	100	18	15	270.00	SF	10.00	10.00	100	1986	1986	3	20	540	
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
8	0812	CONCRETE C	0	100	0	0	1,165.00	SF	4.00	4.00	100	1995	1995	3	72	3,355	
10	0940	SHEDS/PORT	0	100	6	12	72.00	SF	15.00	15.00	100	1985	1985	3	20	216	
11	0681	POLE SHED	0	100	8	12	96.00	SF	15.00	15.00	100	1989	1989	3	20	288	
12	0940	SHEDS/PORT	0	100	12	24	288.00	SF	15.00	15.00	100	1989	1989	3	20	864	
13	0350	CARPORT WD	0	100	10	14	240.00	SF	13.00	13.00	100	1989	1989	3	20	624	

TOTAL OB/XF 10,013

LAND DESCRIPTION

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	000115	C	SFR ACRES	100		OR	0.00	0.00	5.12	AC		1.00	1.00	0.80	80,000.00	64,000.00	327,680							

REVIEW DATE 08/23/2019 BY KWA Total Acres: 5.12 Total Land Value: 327,680 Market: 0 Agricultural: 0 Common: 327,680 PRINTED 08/02/2023 BY SYS

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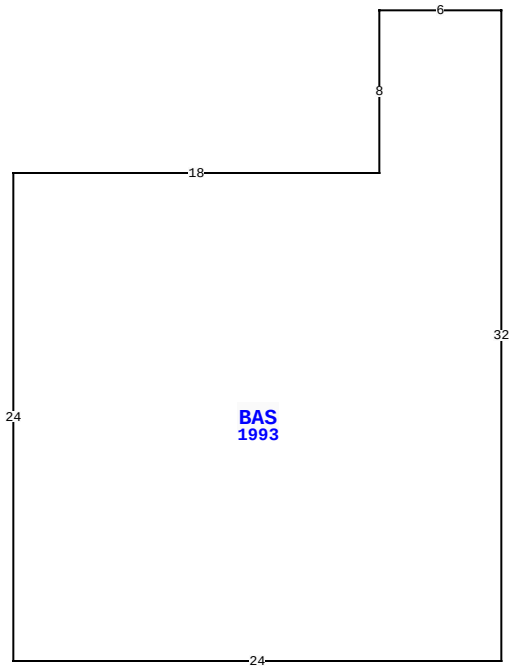
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	624	11,894
TOTALS	624		624	11,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	624	108.9000	38.12	23,787	1986	1986	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 0 Heated Area: 624 HX Base Yr



86131 HOPPER LN, YULEE

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NASSAU COUNTY PROPERTY

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GRANTEE: HOPPER RICHARD & DE						
0710/1364	8/05/1994	WD	U	I	01	100
GRANTOR: HOPPER & EZELL						
GRANTEE: HOPPER RICHARD & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 S8 W18 S24 E24 N32 $.

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
14	0861	POOL GUNIT	0	100	15	30	450.00	SF	85.00	85.00	100	1998	1998	3	23	8,798	
15	0845	KOOL DECK	0	100	0	0	690.00	SF	7.25	7.25	100	1998	1998	3	77	3,852	
16	0911	SCRN RM A	0	100	29	38	1,102.00	SF	17.50	17.50	100	2007	2007	3	35	6,750	
17	0300	BOAT DCK W	0	100	0	0	200.00	SF	20.00	20.00	100	1999	1999	3	28	1,120	
18	0092	AUTO GATE	0	100	0	0	1.00	UT	1,750.00	1,750.00	100	1999	1999	3	20	350	
19	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1983	1983	3	20	1,200	
20	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1999	1999	3	20	864	
21	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1999	1999	3	20	1,200	
22	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2005	2005	3	44	2,200	
23	0803	ASPHALT C	0	100	0	0	6,764.00	SF	2.00	2.00	100	2011	2011	3	70	9,470	

TOTAL OB/XF 35,804

LAND DESCRIPTION

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

REVIEW DATE 08/23/2019 BY KWA Total Acres: 5.12 Total Land Value: 327,680 Market: 0 Agricultural: 0 Common: 327,680 PRINTED 08/02/2023 BY SYS