



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 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	4040.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	94,528
FGR	528	55	290	25,383
FOP	32	30	10	875
FOP	216	30	65	5,689
FUS	792	100	792	69,321
TOTALS	2,648		2,237	195,797

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	16	18	288.00	SF	6.50	6.50	
2	0940	SHEDS/PORT	0	100	16	10	160.00	SF	20.10	20.10	
3	0511	GARAGE CB-	0	100	26	24	624.00	SF	40.00	40.00	
4	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RM	235.00	310.00	1.53	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,237	106.8200	101.48	227,011	1990	1995	0	0	0	13.75	86.25	
1 SINGLE FAM - 100% - 0													
Heated Area: 1872													
HX Base Yr													

86569 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		195,797	
TOTAL MARKET OB/XF VALUE		22,608	
TOTAL LAND VALUE - MARKET		122,400	
TOTAL MARKET VALUE		340,805	
SOH/AGL Deduction		179,986	
ASSESSED VALUE		160,819	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		110,819	
TOTAL JUST VALUE		340,805	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		332,772	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429043	ADDITION	9,940	07/01/2014
3278	H/AC	10,800	01/25/1990
6131	NEW CONSTR	78,584	11/21/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2632/1119	4/13/2023	QC	U	I	11	100	
GRANTOR: KIRK DONALD R & JUDIT							
GRANTEE: KIRK DONALD & JUDIT							
0312/0516	4/01/1980	WD	U	V		3,300	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W24 FOP=[YR=1993] W8 S4 BAS=[YR=1993] W28 S30 FOP=[YR=1993] S6 E36 N6 W36 \$ E36 N30 W8 \$ E8 N4 \$ S22 E24 N22 \$ PTR= E15 FUS=[YR=1993] E36 S22 W36 N22 \$ W15 \$.											