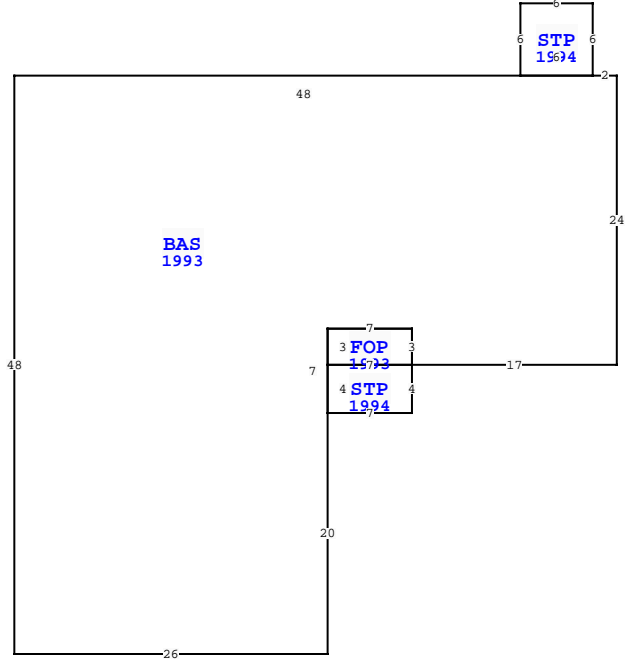


BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	05 AVERAGE 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 70			
Interior Floor	08 SHT VINYL 30			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	4 100			
Bathrooms	2 100			
Frame	02 WOOD FRAME 100			
Stories	1. 1. 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	1,803	100	1,803	166,765
FOP	21	30	6	555
STP	28	10	3	277
STP	36	10	4	370
TOTALS	1,888		1,816	167,967

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,816	116.6000	110.77	201,158	1986	1986	0	0	16.50	83.50		
1 SINGLE FAM - 100% - 0 Heated Area: 1803 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			167,967
TOTAL MARKET OB/XF VALUE			2,974
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			250,941
SOH/AGL Deduction			135,106
ASSESSED VALUE			115,835
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			65,835
TOTAL JUST VALUE			250,941
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			243,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25940	CARPORT	7,888	04/01/2012
B25507	CARPORT	1,600	01/01/2012
V9900038	OTHER	5,999	04/01/1999
4771	TEMP POLE	800	05/27/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2293/0521	7/25/2019	LE U	I	11		100
GRANTOR: KING JANE						
GRANTEE: LEE TERRI L						
1067/1392	6/12/2002	FJ U	I	06		0
GRANTOR: CLERK OF COURT						
GRANTEE: KING JANE M						

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	0350	CARPORT WD	0	100	8	12			96.00	SF	13.00				250	
2	0351	CARPORT MT	0	100	20	20			400.00	SF	10.00				2,200	
3	0810	CONCRETE A	0	100	0	0			163.00	SF	6.50				524	
TOTALS														2,974		

86547 HILL VALLEY AVE, YULEE

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W2 STP=[YR=1994] N6 W6 S6 E6 \$ W48 S48 E26 N20 STP=[YR=1994] E7 N4 FOP=[YR=1993] N3 W7 S3E7\$ W7 S4\$ N7 E7 S3 E17 N24\$.	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		RM	152.00	287.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							