



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																															
Exterior Wall	05	AVERAGE 100	0100	01	1,911	118.5800	112.65	215,274	1981	1981	0	0	0	17.75	82.25	VALUATION BY																															
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022										Heated Area: 1456										HX Base Yr 2022																								
Roof Cover	03	COMP SHNGL 100	24 56 26 26 24 9 20 47 20 20 7 7 FGR 1993 BAS 1993 FEP 1993															Tax Group: 4										Tax Dist:																			
Interior Wall	05	DRYWALL 100	BUILDING MARKET VALUE										177,063																																		
Interior Floor	13	LVT/LAMNT 100	TOTAL MARKET OB/XF VALUE										5,121																																		
Air Condition	03	CENTRAL 100	TOTAL LAND VALUE - MARKET										80,000																																		
Heating Type	04	AIR DUCTED 100	TOTAL MARKET VALUE										262,184																																		
Bedrooms	3	100	SOH/AGL Deduction										67,663																																		
Bathrooms	2	100	ASSESSED VALUE										194,521																																		
Frame	02	WOOD FRAME 100	TOTAL EXEMPTION VALUE										50,000																																		
Stories	1.	1. 100	BASE TAXABLE VALUE										144,521																																		
Units	0	100	TOTAL JUST VALUE										262,184																																		
BUD8 Adjustme	04	DIST 01 100	NCON VALUE										0																																		
Occupancy	00	NONE 100	INCOME VALUE																																												
Quality			05	Quality Level 05													PREVIOUS YEAR MKT VALUE										253,965																				
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	1,456	100	1,456	134,905																																											
FEP	140	80	112	10,377																																											
FGR	624	55	343	31,781																																											
TOTALS			2,220	1,911	177,063	86383 HILL VALLEY AVE, YULEE																																									
EXTRA FEATURES					BLD DATE XF DATE INC DATE													LGL DATE LAND DATE AG DATE																													
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	51.5	1,803																															
2	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	1990	1990	3	20	64																															
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2000	2000	3	20	384																															
4	0810	CONCRETE A	0	100	0	0	480.00	SF	6.50	6.50	100	2011	2011	3	92	2,870																															
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