TRACT 22
IN OR 2182/282
YULEE HILLS PB 4/31

VOLPE MEGAN E
86089 HILL VALLEY
YULEE, FL 32097

2024

51-3N-27-4881-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

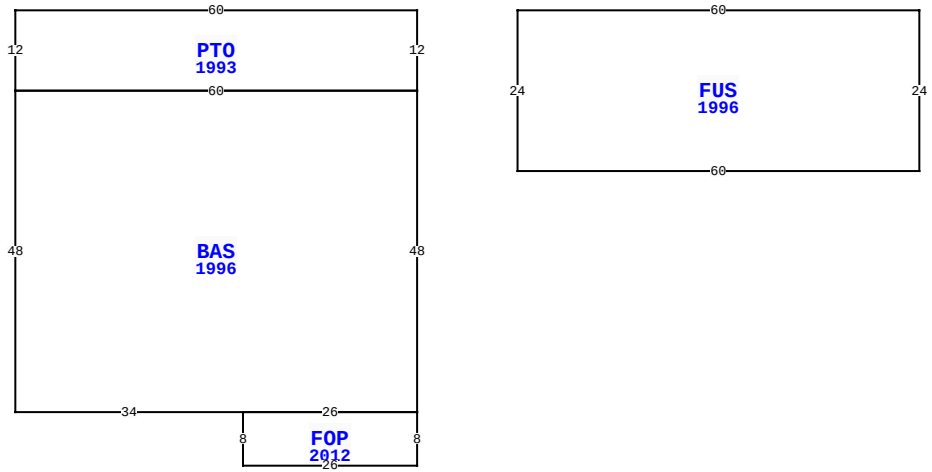
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	07	NONE 40
Interior Floo	03	CONC FINSH 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,880	100	2,880	171,188
FOP	208	30	62	3,685
FUS	1,440	100	1,440	85,594
PTO	720	5	36	2,140
TOTALS	5,248		4,418	262,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,418	76.2080	72.40	319,863	1973	1983	0	0	0	17.90	82.10

1 SINGLE FAM – 100% - 2019 Heated Area: 4320 HX Base Yr 2019



86089 HILL VALLEY AVE, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		262,608
TOTAL MARKET OB/XF VALUE		12,431
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		355,039
SOH/AGL Deduction		120,391
ASSESSED VALUE		234,648
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		184,648
TOTAL JUST VALUE		355,039
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009603	REPAIR/RRF	10,400	10/30/2017
V0000099	REMODEL	0	07/01/2000
8648	ADDITION	0	01/27/1993
7361	NEW CONSTR	2,000	04/24/1991
3275	H/AC	4,400	01/24/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2182/0282	2/27/2018	WD	Q	I	01	255,000
GRANTOR: DYNAMIC PROGRESSIVE L						
GRANTEE: VOLPE MEGAN E						
2114/0925	3/06/2017	SW	U	I	12	82,100
GRANTOR: MERRILL LYNCH MORTGAG						
GRANTEE: DYNAMIC PROGRESSIVE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W60 S12 BAS=[YR=1996] S48 E34 FOP=[YR=2012] S8 E26 N8 W26$ E26 N48 W60 $ E60 N12 $ PTR= E15 FUS=[YR=1996] E60 S24 W60 N24 $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	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	1983	1983	3	20	1,728	
2	0811	CONCRETE B	0	100	0	0	1,680.00	SF	5.20	5.20	100	1992	1992	3	64	5,591	
3	0810	CONCRETE A	0	100	4	12	48.00	SF	6.50	6.50	100	1980	1980	3	32.5	101	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
5	0810	CONCRETE A	0	100	0	0	480.00	SF	6.50	6.50	100	1996	1996	3	72	2,246	

LAND DESCRIPTION

TOTAL OB/XF 12,431

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	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							

REVIEW DATE 04/19/2023 BY DJ Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS