TRACT 26
YULEE HILLS PB 4/31

NICHOLSON BRIAN & TENNILLE
86060 HILL VALLEY AVE
YULEE, FL 32097

2024

51-3N-27-4881-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

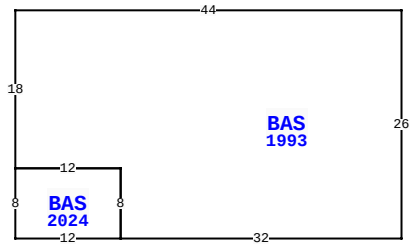
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4040.00	

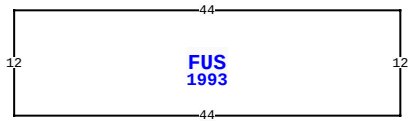
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,048	100	1,048	116,884
BAS	96	100	96	10,707
FUS	528	100	528	58,888
TOTALS	1,672		1,672	186,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,672	124.8900	118.65	198,383	1980	2010	0	0	0	6.00	94.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1672 HX Base Yr





86060 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	186,480
TOTAL MARKET OB/XF VALUE	17,484
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	283,964
SOH/AGL Deduction	0
ASSESSED VALUE	283,964
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	283,964
TOTAL JUST VALUE	283,964
NCON VALUE	3,891
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,366

EYB ADJSTD FOR REMODELING FROM 6/2023 PURCHASE (RE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E029425	CHNGE SRVC	300	05/01/2002
94-0183	REPAIR/RRF	500	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2704/574	4/03/2024	WD	Q	I	01	360,000
GRANTOR: STEELE KEITH						
GRANTEE: NICHOLSON BRIAN & T						
2649/1201	6/30/2023	WD	Q	I	03	155,000
GRANTOR: MARYEA HERMAN EDWARD						
GRANTEE: STEELE KEITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W44 S18 E12 S8 E32 N26 $
FUS=[YR=1993;ORIG=15,0] E44 S12 W44 N12 $
PTR=[ORIG=0,0] E15 W15 $
BAS=[YR=2024;ORIG=-44,18] E12 S8 W12 N8 $
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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	0810	CONCRETE A	0	0	6	44	264.00	SF	6.50	6.50	100	1980	1980	3	32.5	558	
5	0510	GARAGE WD-	0	0	31	26	806.00	SF	35.00	35.00	100	2002	2002	3	60	16,926	

LAND DESCRIPTION

TOTAL OB/XF 17,484

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	0		RM	153.00	286.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 06/12/2024 BY KWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS