TRACT 37
YULEE HILLS PB 4/31

JCL LAND DEVELOPMENT LLC
451672 SR 200
CALLAHAN, FL 32011

2024

51-3N-27-4881-0037-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

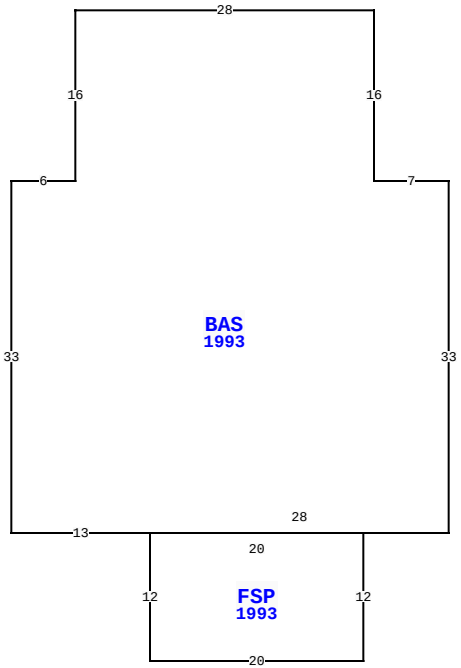
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,801	100	1,801	158,803
FSP	240	40	96	8,465
TOTALS	2,041		1,897	167,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,897	113.1900	107.53	203,984	1987	1987	0	0	0	18.00	82.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1801 HX Base Yr



86374 HILL VALLEY AVE, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	167,267
TOTAL MARKET OB/XF VALUE	520
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	247,787
SOH/AGL Deduction	0
ASSESSED VALUE	247,787
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	247,787
TOTAL JUST VALUE	247,787
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4315	N/A	14,000	08/20/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2722/1958	6/28/2024	WD	Q	I	01	135,000
GRANTOR: JORDAN CHRISTINA						
GRANTEE: JCL LAND DEVELOPMEN						
2720/45	6/18/2024	FJ	U	I	11	0
GRANTOR: ALLEN APRIL DENISE ES						
GRANTEE: ALLEN JAMES ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 N16 W28 S16 W6 S33 E13 FSP=[YR=1993] S12 E20 N12 W20 $ E28 N33 $.

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	0350	CARPORT WD	0	0	10	20	200.00	SF	13.00	13.00	100	1985	1985	3	20	520	

LAND DESCRIPTION

TOTAL OB/XF 520

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	000102	C	SFR/MH	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 08/23/2022 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS