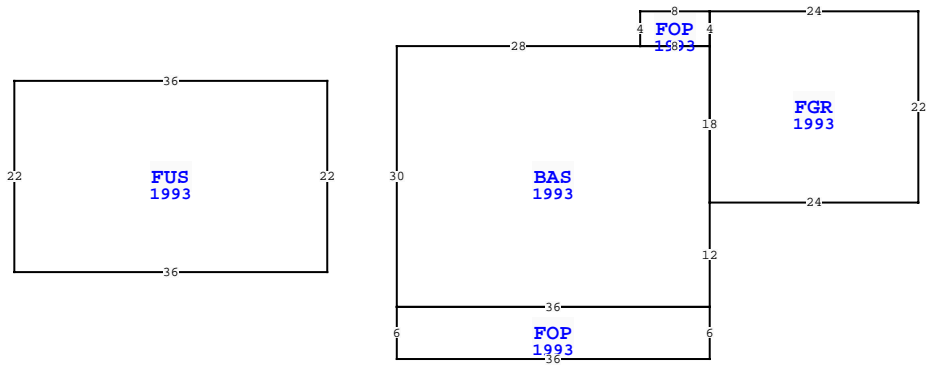


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	08 SHT VINYL 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1												SINGLE FAM - 100% - 0	
Heated Area: 1872													
HX Base Yr 1974													



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1993	1,080	98,926
FGR	528	55	1993	290	26,564
FOP	32	30	1993	10	916
FOP	216	30	1993	65	5,954
FUS	792	100	1993	792	72,545
TOTALS	2,648			2,237	204,905

86569 HILL VALLEY AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2025
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			204,905
TOTAL MARKET OB/XF VALUE			21,294
TOTAL LAND VALUE - MARKET			130,050
TOTAL MARKET VALUE			356,249
SOH/AGL Deduction			190,766
ASSESSED VALUE			165,483
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			114,761
TOTAL JUST VALUE			356,249
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			340,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429043	ADDITION	9,940	07/01/2014
3278	H/AC	10,800	01/25/1990
6131	NEW CONSTR	78,584	11/21/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2632/1119	4/13/2023	QC	U	I	11	100
GRANTOR: KIRK DONALD R & JUDIT						
GRANTEE: KIRK DONALD & JUDIT						
0312/0516	4/01/1980	WD	U	V		3,300
GRANTOR:						
GRANTEE:						

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	0810	CONCRETE A	0	100	16	18			288.00	SF	1990	1990	3	57	1,067	
3	0511	GARAGE CB-	0	100	26	24			624.00	SF	1990	1990	3	57	14,227	
4	0937	WELL	0	100	0	0			1.00	UT	1990	1990	3	100	6,000	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993;ORIG=-32,4] W28 S30 E36 N12 N18 W8 \$													
FUS=[YR=1993;ORIG=-104,8] E36 S22 W36 N22 \$													
FGR=[YR=1993;ORIG=0,0] W24 S4 S18 E24 N22 \$													
POP=[YR=1993;ORIG=-60,34] S6 E36 N6 W36 \$													
FOP=[YR=1993;ORIG=-24,0] W8 S4 E8 N4 \$													
PTR=[ORIG=0,0] E15 W15 \$													

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RM	235.00	310.00	1.53	AC		1.00	1.00	1.00	85,000.00	85,000.00	130,050							