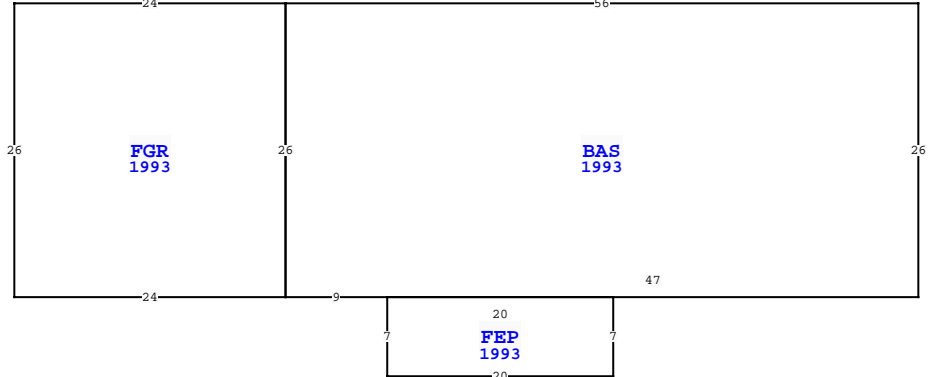




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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		
0100	01	1,911	118.5800	118.58	226,606	1981	1981	0	0	18.00	82.00		
1 SINGLE FAM - 100% - 2022 Heated Area: 1456 HX Base Yr 2022													



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1993	1,456	141,575
FEP	140	80	1993	112	10,890
FGR	624	55	1993	343	33,352
TOTALS	2,220			1,911	185,817

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE				185,817
TOTAL MARKET OB/XF VALUE				5,002
TOTAL LAND VALUE - MARKET				85,000
TOTAL MARKET VALUE				275,819
SOH/AGL Deduction				75,657
ASSESSED VALUE				200,162
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE				149,440
TOTAL JUST VALUE				275,819
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				262,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25072	ADDITION	720	08/01/2011
B22354	XFOB	2,878	03/01/2009
B18684	REMODEL	1,113	10/31/2006
B9401302	XFOB	2,380	09/01/1994
5534	GARAGE	10,308	02/14/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2549/1103	3/11/2022	QC	U	I	11	100
GRANTOR: LEBLANC DENNIS M						
GRANTEE: LEBLANC ANDREW JAME						
2486/1876	7/12/2021	WD	Q	I	01	232,000
GRANTOR: KILLMEYER NORBERT V						
GRANTEE: LEBLANC ANDREW J &						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	49	1,715	
2	1242	WD DECK A	0	100	8	32.00	SF	10.00	10.00	100	1990	1990	3	20	64	
3	0940	SHEDS/PORT	0	100	8	64.00	SF	30.00	30.00	100	2000	2000	3	20	384	
4	0810	CONCRETE A	0	100	0	480.00	SF	6.50	6.50	100	2011	2011	3	91	2,839	

86383 HILL VALLEY AVE, YULEE										BLD DATE		LGL DATE		05/05/2025	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W56 FGR=[YR=1993] W24 S26 E24 N26 \$ S26 E9									
FEP=[YR=1993] S7 E20 N7 W20 \$ E47 N26 \$ .									

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	DPH 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	152.00	287.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							