

TRACT 17 R433740
IN OR 1913/1631
YULEE HILLS PB 4/31

HARRIS CALVIN JR
86237 HILL VALLEY AV
YULEE, FL 32097

2025

51-3N-27-4881-0017-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	AL SIDING 100	
Roof Structur	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4040.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	1993
TOTALS	672		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0820	02	672	102.0000	81.60	54,835	1971	1971	0	0	70.00	30.00			
1 M/H 93- - 0% - 0 Heated Area: 672 HX Base Yr														
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 56 56 12 12 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS 1993</p> </div> </div>														
86237 HILL VALLEY AVE, YULEE														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	05/05/2025	MLU			
				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			16,450
TOTAL MARKET OB/XF VALUE			500
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			101,950
SOH/AGL Deduction			40,975
ASSESSED VALUE			60,975
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			60,975
TOTAL JUST VALUE			101,950
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			89,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1913/1631	3/26/2014	QC	U	I	11	100
GRANTOR: CAMPBELL-WANS JUDY						
GRANTEE: HARRIS CALVIN JR						
0943/0944	8/04/2000	WD	U	I		35,000
GRANTOR: MALONE ROBIN HENRY						
GRANTEE: WANS GERALD R & JUD						

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	1242	WD DECK A	0	0	10	10	100.00	SF	10.00	10.00	100	1985	1985	3	20	200	
2	0751	UOP	0	0	15	10	150.00	SF	10.00	10.00	100	1986	1986	3	20	300	
TOTALS																	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W56 S12 E56 N12\$.			

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	0		RM	152.00	287.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							