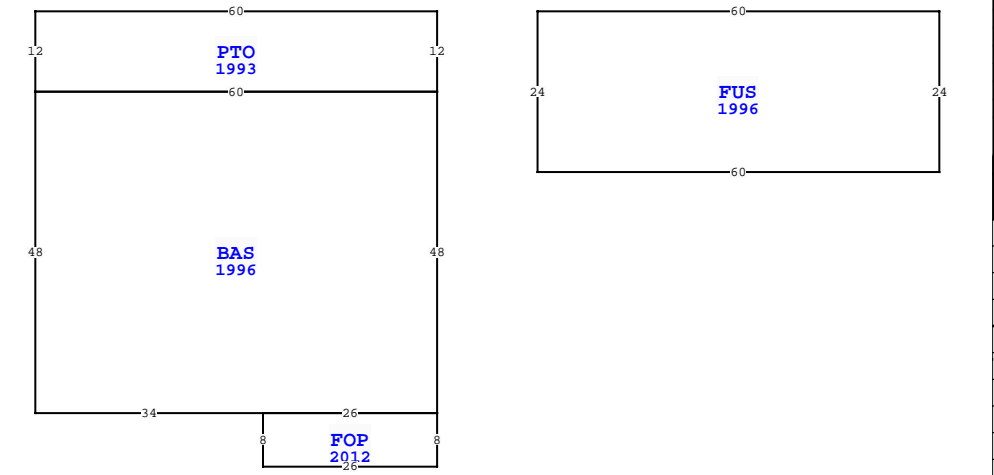


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 60
Interior Wall	07 NONE 40
Interior Floor	03 CONC FINSH 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 04

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	4,418	76.2080	76.21	336,696	1973	1983	0	0	0	18.23	81.77



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,880	100	1996	2,880	179,473
FOP	208	30	2012	62	3,864
FUS	1,440	100	1996	1,440	89,736
PTO	720	5	1993	36	2,244
TOTALS	5,248			4,418	275,316

86089 HILL VALLEY AVE, YULEE

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

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	0940	SHEDS/PORT	0	100	12	24			30.00	100	1983	1983	3	20	1,728	
2	0811	CONCRETE B	0	100	0	0			5.20	100	1992	1992	3	62	5,416	
3	0810	CONCRETE A	0	100	4	12			6.50	100	1980	1980	3	30	94	
4	0500	FP-PRE FAB	0	100	0	0			3,500.00	100	1996	1996	3	77	2,695	
5	0810	CONCRETE A	0	100	0	0			6.50	100	1996	1996	3	70	2,184	

TOTAL OB/XF 12,117

LAND DESCRIPTION																								
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							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		275,316	
TOTAL MARKET OB/XF VALUE		12,117	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		372,433	
SOH/AGL Deduction		130,980	
ASSESSED VALUE		241,453	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		190,731	
TOTAL JUST VALUE		372,433	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		355,039	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009603	REPAIR/RRF	10,400	10/30/2017
V0000099	REMODEL	0	07/01/2000
8648	ADDITION	0	01/27/1993
7361	NEW CONSTR	2,000	04/24/1991
3275	H/AC	4,400	01/24/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2182/0282	2/27/2018	WD Q	Q	I	01	255,000
GRANTOR: DYNAMIC PROGRESSIVE L						
GRANTEE: VOLPE MEGAN E						
2114/0925	3/06/2017	SW U	U	I	12	82,100
GRANTOR: MERRILL LYNCH MORTGAG						
GRANTEE: DYNAMIC PROGRESSIVE						

BUILDING NOTES

BUILDING DIMENSIONS
PTO=[YR=1993] W60 S12 BAS=[YR=1996] S48 E34 FOP=[YR=2012] S8 E26 N8 W26\$ E26 N48 W60 \$ E60 N12 \$ PTR= E15 FUS=[YR=1996] E60 S24 W60 N24 \$W15 \$.