

TRACT 23
IN OR 440/132 & OR 1995/160
YULEE HILLS PB 4/31

POPE JOHN R JR/POPE INEZ ELIZABETH EST
86063 HILL VALLEY AVE
YULEE, FL 32097

2025

51-3N-27-4881-0023-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 50	
Interior Wall	05	DRYWALL 50	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 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	1,140	100	2002
TOTALS	1,140		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0820	02	1,140	95.6000	76.48	87,187	1993	1993	0	0	0	70.00	30.00		
1 M/H 93- - 0% - 0 Heated Area: 1140 HX Base Yr														
86063 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			26,156
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			111,156
SOH/AGL Deduction			33,033
ASSESSED VALUE			78,123
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			78,123
TOTAL JUST VALUE			111,156
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			102,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1995/0160	11/25/2008	QC	U	I	11	100
GRANTOR: POPE JOHN R & INEZ EL						
GRANTEE: POPE JOHN R JR						
0440/0132	12/01/1984	WD	Q	V		6,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2002] W76 S15 E76 N15\$.	

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

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