

TRACT 29  
IN OR 2186/1375  
YULEE HILLS PB 4/31

BLANCO ARTURO M &/BENITEZ HILARIA T  
86152 HILL VALLEY AV  
YULEE, FL 32097

2025

51-3N-27-4881-0029-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	60
Exterior Wall	25	MOD METAL	40
Roof Structure	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	04	DIST 01	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	1993
FOP	105	30	1993
UCP	360	20	1993
TOTALS	1,605		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0820	02	1,244	109.4000	87.52	108,875	1978	1978	0	0	70.00	30.00														
1 M/H 93- - 0% - 0																									
Heated Area: 1140 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/05/2025</td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/05/2025		
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NASSAU COUNTY PROPERTY				PAGE 1 of 2	4	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4				Tax Dist:		
BUILDING MARKET VALUE				69,680		
TOTAL MARKET OB/XF VALUE				3,566		
TOTAL LAND VALUE - MARKET				85,000		
TOTAL MARKET VALUE				158,246		
SOH/AGL Deduction				54,636		
ASSESSED VALUE				103,610		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				103,610		
TOTAL JUST VALUE				158,246		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				139,115		
ALSO OWNS LOT 30 @ 86180 HILL VALLEY						
1978 BELMONT __ R787501 & R787502						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
4827	GARAGE	14,500	04/18/1988			
5008	NEW CONSTR	800	04/18/1988			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2186/1375	3/23/2018	WD	U	I	37	70,000
GRANTOR: SMITH JANA M & GARY M						
GRANTEE: BLANCO ARTURO M & H						
1792/0519	5/07/2012	FJ	U	I	11	0
GRANTOR: TURNER DON MARK EST						
GRANTEE: SMITH JANA M & GARY						
BUILDING NOTES						
BUILDING DIMENSIONS						
UCP=[YR=1993] W15 BAS=[YR=1993] N10 W18 S10 W22 S24 E25						
FOP=[YR=1993] S7 E15 N7 W15 \$ E15 N24 \$ S24 E15 N24 \$ .						

EXTRA FEATURES														86152 HILL VALLEY AVE, YULEE			
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	0	16	12	192.00	SF	6.50	6.50	100	1985	1985	3	44	549	
2	0810	CONCRETE A	0	0	7	15	105.00	SF	6.50	6.50	100	1985	1985	3	44	300	
3	0811	CONCRETE B	0	0	0	0	502.00	SF	5.20	5.20	100	1985	1985	3	44	1,149	
4	0350	CARPORT WD	0	0	30	30	900.00	SF	8.71	8.71	100	1988	1988	3	20	1,568	
TOTAL OB/XF 3,566																	

LAND DESCRIPTION														TOTAL OB/XF 3,566										
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	153.00	286.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

