

LOT 30
IN OR 2186/1375
YULEE HILLS PB 4/31

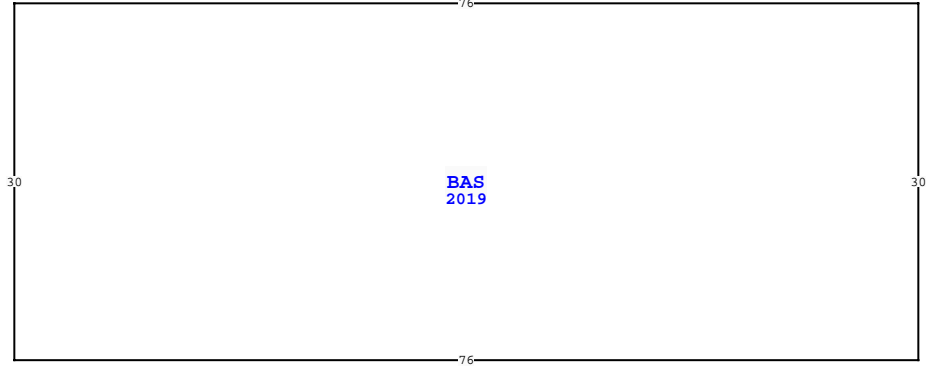
BLANCO ARTURO M &/BENITEZ HILARIA T
86152 HILL VALLEY AV
YULEE, FL 32097

2025

51-3N-27-4881-0030-0000

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	30 VINYL 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 60				
Interior Floo	13 LVT/LAMNT 40				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
Occupancy	00 NONE 100				
Quality	04 Quality Level 04				
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	2,280	100	2019	2,280	216,871
TOTALS	2,280			2,280	216,871

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2020	01	2,280	107.8392	97.06	221,297	2019	2019	0	0	2.00	98.00	
1 SFR MODULR - 0% - 0 Heated Area: 2280 HX Base Yr												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			234,469
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			319,469
SOH/AGL Deduction			21,607
ASSESSED VALUE			297,862
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			297,862
TOTAL JUST VALUE			319,469
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			289,556
ALSO OWNS LOT 29 @ 86152 HILL VALLEY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19119408	CO ISSUED	0	11/18/2019
B1910298	MODULAR	0	09/30/2019

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: TURNER GARY M & GARY						
GRANTEE: BLANCO ARTURO M & H						
0875/1573	3/24/1999	PR	Q	V	06	100
GRANTOR: SMITH JANA M P/R FOR						
GRANTEE: TURNER GARY M & JAN						

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

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

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2019] W76 S30 E76 N30\$.												

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	153.00	286.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000								

