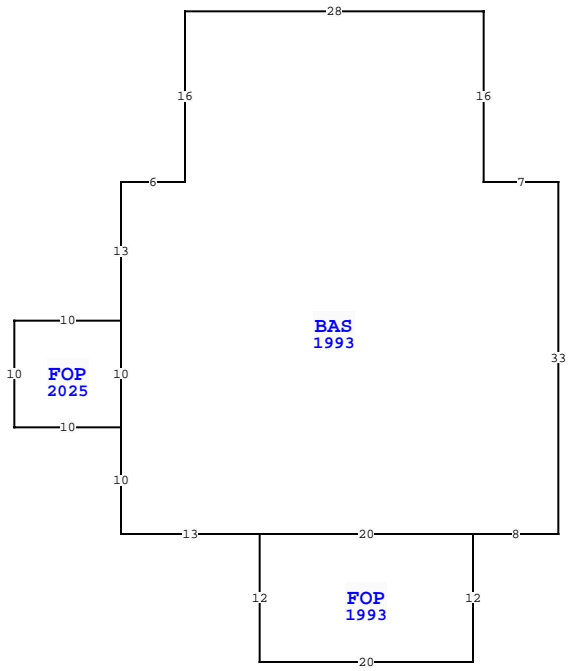


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	30 VINYL 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 70				
Interior Floor	13 LVT/LAMNT 30				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
BUD8 Adjustme	04 DIST 01 100				
Occupancy	00 NONE 100				
Quality	05 Quality Level 05				
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	1,801	100	1993	1,801	184,352
FOP	240	30	1993	72	7,370
FOP	100	30	2025	30	3,071
TOTALS	2,141			1,903	194,793

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,903	115.9928	115.99	220,729	1987	2000	0	0	11.75	88.25
1 SINGLE FAM - 0% - 2025 Heated Area: 1801 HX Base Yr											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			194,793
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			279,793
SOH/AGL Deduction			0
ASSESSED VALUE			279,793
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			279,793
TOTAL JUST VALUE			279,793
NCON VALUE			21,655
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			247,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4315	N/A	14,000	08/20/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2722/1958	6/28/2024	WD	Q	I	03	135,000
GRANTOR: JORDAN CHRISTINA						
GRANTEE: JCL LAND DEVELOPMEN						
2720/45	6/18/2024	FJ	U	I	11	0
GRANTOR: ALLEN APRIL DENISE ES						
GRANTEE: ALLEN JAMES ROBERT						

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
86374 HILL VALLEY AVE, YULEE																
BLD DATE: 05/05/2025 MLU																
XF DATE:																
INC DATE:																
LGL DATE:																
LAND DATE:																
AG DATE:																

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993;ORIG=0,0] W7 N16 W28 S16 W6 S13 S10 S10 E13 E20 E8 N33 \$
FOP=[YR=1993;ORIG=-28,33] S12 E20 N12 W20 \$
FOP=[YR=2025;ORIG=-41,13] W10 S10 E10 N10 \$

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							