

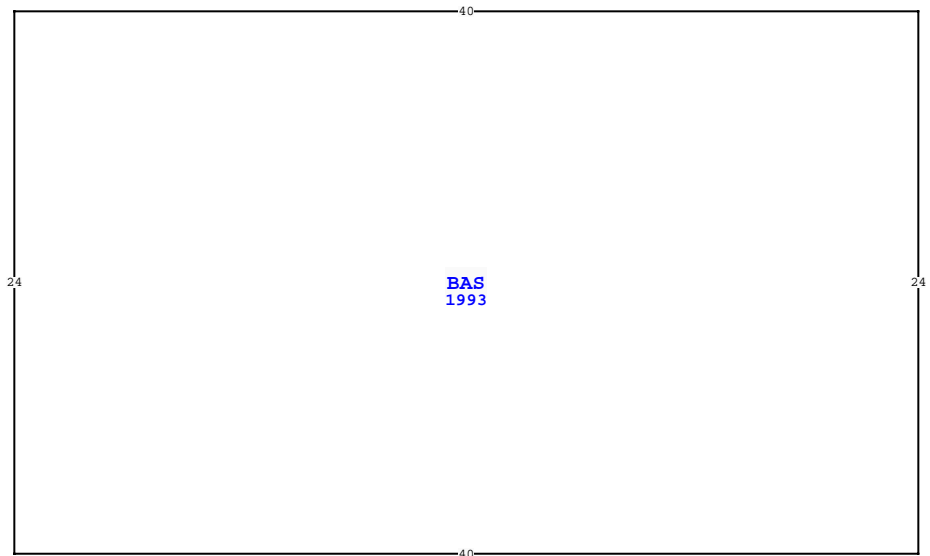
TRACT 40  
IN OR 2466/401  
R621429 & R621428

RIVENBARK SCOTT A  
86468 HILL VALLEY AVENUE  
YULEE, FL 32097

**2025**

51-3N-27-4881-0040-0000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Quality	02	Quality Level	02
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4040.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	1993
TOTALS	960		20,160

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	M/H	93-	- 0%	- 0								
Heated Area: 960					HX Base Yr							
												
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				20,160	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				85,000	
TOTAL MARKET VALUE				105,160	
SOH/AGL Deduction				17,739	
ASSESSED VALUE				87,421	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				87,421	
TOTAL JUST VALUE				105,160	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				93,196	
R621429 & R621428					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
3065	H/AC	0	06/28/1989		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2466/0401	5/28/2021	WD	Q	I	01	65,000
GRANTOR: VINZANT RUDOLPH V JR						
GRANTEE: RIVENBARK SCOTT A						
0966/0504	1/11/2001	QC	Q	I	06	100
GRANTOR: ARNOLD WANDA						
GRANTEE: VINZANT RUDOLPH & S						

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
86468 HILL VALLEY AVE, YULEE																

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W40 S24 E40 N24 \$.

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							