PT SEC 52-3N-27E IN OR 2785/724,
OR 2789/342, OR 2789/345,
OR 2789/348 & OR 2789/351

HOPPER DEBORAH E L/E/
86131 HOPPER LANE
YULEE, FL 32097

2025

52-3N-27-0000-0002-0340

BUILDING CHARACTERISTICS

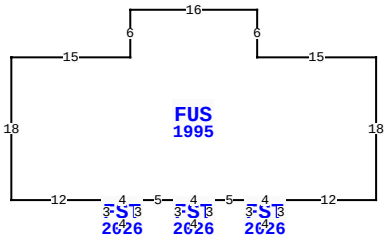
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

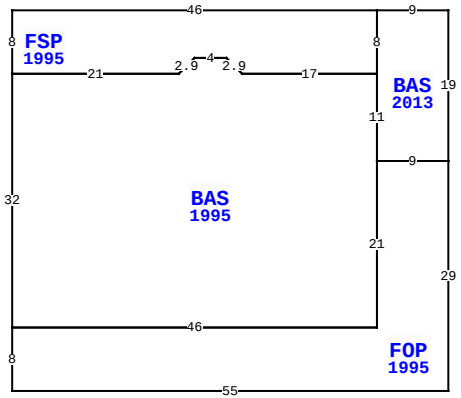
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,484	100	1995	1,484	168,261
BAS	171	100	2013	171	19,389
FOP	629	30	1995	189	21,430
FSP	356	40	1995	142	16,100
FST	12	55	2026	7	793
FST	12	55	2026	7	793
FST	12	55	2026	7	793
FUS	924	100	1995	924	104,767
TOTALS	3,600			2,931	332,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,931	97.3370	128.48	376,575	1995	2000	0	0	0	11.75	88.25

1 SNGL FAM – 100% - 0 Heated Area: 2579 HX Base Yr





86131 HOPPER LN, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 4 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		637,241
TOTAL MARKET OB/XF VALUE		47,943
TOTAL LAND VALUE - MARKET		1,132,650
TOTAL MARKET VALUE		1,817,834
SOH/AGL Deduction		909,604
ASSESSED VALUE		908,230
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		852,508
TOTAL JUST VALUE		1,817,834
NCON VALUE		57,864
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		496,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903085	(9) WINDOWS	15,254	03/28/2019
R1806716	REPAIR/RRF	16,815	06/28/2018
B24870	ADDITION	29,000	06/01/2011
B18053	SCRN RM	9,000	10/31/2006
B985140	SWIM POOL	12,000	08/04/1998
95-01721	NEW CONSTR	121,920	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2789/351	5/21/2025	LE	U	V	11	100
GRANTOR: HOPPER DEBORAH E						
GRANTEE: HOPPER JOSHUA JAMES						
2789/348	5/21/2025	LE	U	I	11	100
GRANTOR: HOPPER DEBORAH E						
GRANTEE: HOPPER JOSHUA JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=-55,8] S32 E46 N21 N11 W17 U2L2 W4 D2L2 W21 $
FUS=[YR=1995;ORIG=-114,14] E15 N6 E16 S6 E15 S18 W12 W4 W5 W4 W5 W4 W12 N18 $
FOP=[YR=1995;ORIG=-55,40] S8 E55 N29 W9 S21 W46 $
FSP=[YR=1995;ORIG=-9,0] W46 S8 E21 U2R2 E4 D2R2 E17 N8 $
BAS=[YR=2013;ORIG=0,0] W9 S8 S11 E9 N19 $
FST=[YR=2026;ORIG=-102,32] E4 S3 W4 N3 $
FST=[YR=2026;ORIG=-93,32] E4 S3 W4 N3 $
FST=[YR=2026;ORIG=-84,32] E4 S3 W4 N3 $
.

EXTRA FEATURES

LN	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	0351	CARPORT MT	1	100	24	20	480.00	SF	10.00	10.00	100	1986	1986	3	20	960	
2	0510	GARAGE WD-	3	0	26	18	468.00	SF	35.00	35.00	100	1980	1980	3	20	3,276	
6	0351	CARPORT MT	1	100	18	15	270.00	SF	10.00	10.00	100	1986	1986	3	20	540	
8	0500	FP-PRE FAB	1	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
9	0810	CONCRETE A	3	0	32	11	352.00	SF	6.50	6.50	100	1983	1983	3	38	869	
10	0812	CONCRETE C	1	100	0	0	1,165.00	SF	4.00	4.00	100	1995	1995	3	68	3,169	
11	0803	ASPHALT C	3	100	0	0	3,636.00	SF	2.00	2.00	100	2011	2011	3	66	4,800	
13	0940	SHEDS/PORT	1	100	12	24	288.00	SF	30.00	30.00	100	1989	1989	3	20	1,728	
14	0350	CARPORT WD	1	100	10	14	240.00	SF	13.00	13.00	100	1989	1989	3	20	624	
15	0861	POOL GUNIT	1	100	15	30	450.00	SF	85.00	85.00	100	1998	1998	3	20	7,650	

TOTAL OB/XF 26,276

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	100		OR	0.00	0.00	4.64	AC		1.00	1.00	1.00	85,000.00	85,000.00	394,400							
2	000100	C	RES	0		OR	0.00	0.00	9.00	AC		1.00	1.00	0.70	85,000.00	59,500.00	535,500							
3	000131	C	RES CREEK	0		OR	150.00	420.00	150.00	FF		1.00	1.00	1.00	1,150.00	1,150.00	172,500							
4	009600	C	WASTELAND	100		OR			12.10	AC		1.00	1.00	1.00	2,500.00	2,500.00	30,250							

REVIEW DATE 05/27/2025 BY KW Total Acres: 27.04 Total Land Value: 1,132,650 Market: 0 Agricultural: 0 Common: 1,132,650 PRINTED 07/30/2025 BY SYS

PT SEC 52-3N-27E IN OR 2785/724,
OR 2789/342, OR 2789/345,
OR 2789/348 & OR 2789/351

HOPPER DEBORAH E L/E/
86131 HOPPER LANE
YULEE, FL 32097

2025

52-3N-27-0000-0002-0340

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

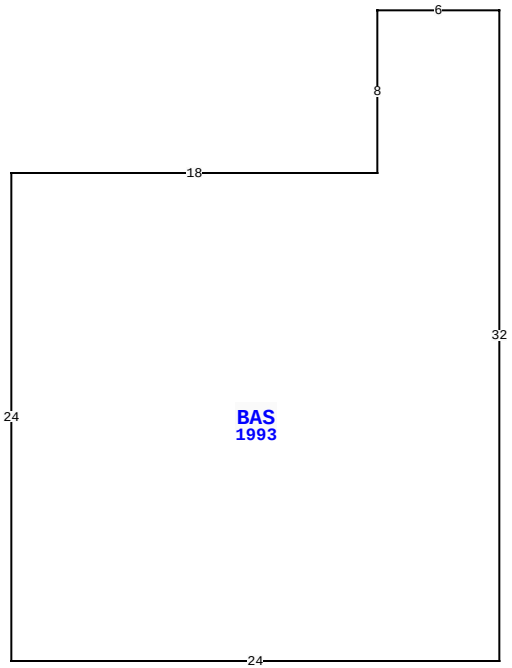
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	1993	624	31,361
TOTALS	624			624	31,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	624	113.9050	60.37	37,671	1986	1986	0	0	0	16.75	83.25

2 ACCESORY U – 100% - 0 Heated Area: 624 HX Base Yr



86131 HOPPER LN, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		637,241
TOTAL MARKET OB/XF VALUE		47,943
TOTAL LAND VALUE - MARKET		1,132,650
TOTAL MARKET VALUE		1,817,834
SOH/AGL Deduction		909,604
ASSESSED VALUE		908,230
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		852,508
TOTAL JUST VALUE		1,817,834
NCON VALUE		57,864
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		496,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2789/351	5/21/2025	LE	U	V	11	100
GRANTOR: HOPPER DEBORAH E						
GRANTEE: HOPPER JOSHUA JAMES						
2789/348	5/21/2025	LE	U	I	11	100
GRANTOR: HOPPER DEBORAH E						
GRANTEE: HOPPER JOSHUA JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 S8 W18 S24 E24 N32 $.

EXTRA FEATURES

LN	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
16	0845	KOOL DECK	1	100	0	0	690.00	SF	7.25	7.25	100	1998	1998	3	73	3,652	
17	0911	SCRN RM A	1	100	29	38	1,102.00	SF	17.50	17.50	100	2007	2007	3	27	5,207	
18	0300	BOAT DCK W	1	100	0	0	200.00	SF	40.00	40.00	100	1999	1999	3	26	2,080	
23	0525	GAZEBO	1	100	0	0	1.00	UT	5,000.00	5,000.00	100	2005	2005	3	36	1,800	
24	0803	ASPHALT C	0	100	0	0	6,764.00	SF	2.00	2.00	100	2011	2011	3	66	8,928	

LAND DESCRIPTION

TOTAL OB/XF 21,667

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/27/2025 BY KW Total Acres: 27.04 Total Land Value: 1,132,650 Market: 0 Agricultural: 0 Common: 1,132,650 PRINTED 07/30/2025 BY SYS

PT SEC 52-3N-27E IN OR 2785/724,
OR 2789/342, OR 2789/345,
OR 2789/348 & OR 2789/351

HOPPER DEBORAH E L/E/
86131 HOPPER LANE
YULEE, FL 32097

2025

52-3N-27-0000-0002-0340

BUILDING CHARACTERISTICS

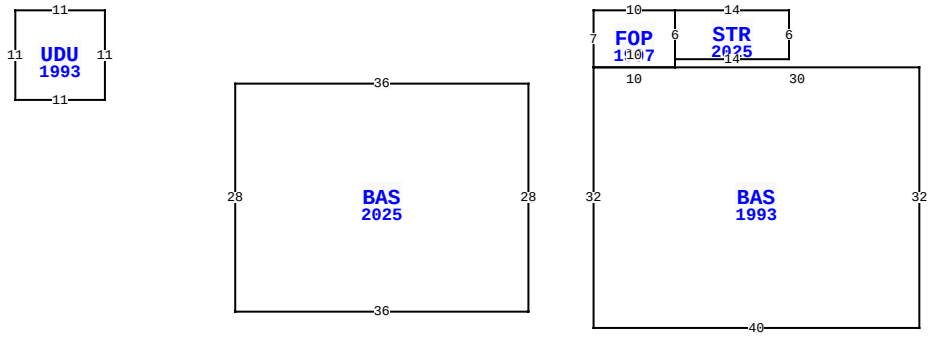
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1993	1,280	128,848
BAS	1,008	100	2025	1,008	101,468
FOP	70	30	1997	21	2,114
STR	84	10	2025	8	805
UDU	121	55	1993	67	6,745
TOTALS	2,563			2,384	239,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,384	121.2750	121.28	289,132	1983	1990	0	0	0	17.00	83.00

3 SINGLE FAM – 0% - 0 Heated Area: 2288 HX Base Yr



86131 HOPPER LN, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		637,241
TOTAL MARKET OB/XF VALUE		47,943
TOTAL LAND VALUE - MARKET		1,132,650
TOTAL MARKET VALUE		1,817,834
SOH/AGL Deduction		909,604
ASSESSED VALUE		908,230
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		852,508
TOTAL JUST VALUE		1,817,834
NCON VALUE		57,864
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		496,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2789/351	5/21/2025	LE	U	V	11	100
GRANTOR: HOPPER DEBORAH E						
GRANTEE: HOPPER JOSHUA JAMES						
2789/348	5/21/2025	LE	U	I	11	100
GRANTOR: HOPPER DEBORAH E						
GRANTEE: HOPPER JOSHUA JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=2,0] W30 W10 S32 E40 N32 $
BAS=[YR=2025;ORIG=-46,2] W36 S28 E36 N28 $
UDU=[YR=1993;ORIG=-109,-7] E11 S11 W11 N11 $
STR=[YR=2025;ORIG=-28,-7] E14 S6 W14 N6 $
FOP=[YR=1997;ORIG=-28,0] N1 N6 W10 S7 E10 $
PTR=[ORIG=0,0] W53 E53 $
PTR=[ORIG=0,0] E15 W15 $
.

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 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/27/2025 BY KW Total Acres: 27.04 Total Land Value: 1,132,650 Market: 0 Agricultural: 0 Common: 1,132,650 PRINTED 07/30/2025 BY SYS

PT SEC 52-3N-27E IN OR 2785/724,
OR 2789/342, OR 2789/345,
OR 2789/348 & OR 2789/351

HOPPER DEBORAH E L/E/
86131 HOPPER LANE
YULEE, FL 32097

2025

52-3N-27-0000-0002-0340

BUILDING CHARACTERISTICS

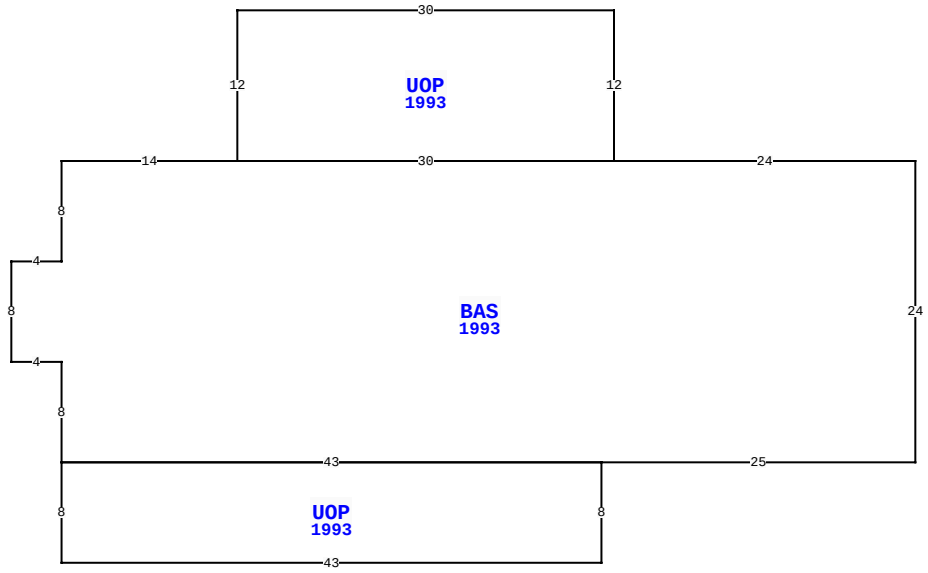
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	1993	1,664	30,361
UOP	344	25	1993	86	1,569
UOP	360	25	1993	90	1,642
TOTALS	2,368			1,840	33,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,840	76.0200	60.82	111,909	1974	1974	0	0	0	70.00	30.00

4 M/H 93- – 0% - 0 Heated Area: 1664 HX Base Yr



86131 HOPPER LN, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 4 of 4 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		637,241
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TOTAL MARKET VALUE		1,817,834
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BASE TAXABLE VALUE		852,508
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NCON VALUE		57,864
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		496,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2789/351	5/21/2025	LE	U	V	11	100
GRANTOR: HOPPER DEBORAH E						
GRANTEE: HOPPER JOSHUA JAMES						
2789/348	5/21/2025	LE	U	I	11	100
GRANTOR: HOPPER DEBORAH E						
GRANTEE: HOPPER JOSHUA JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-50,8] E30 E24 S24 W25 W43 N8 W4 N8 E4 N8 E14 $
UOP=[YR=1993;ORIG=-50,-4] S12 E30 N12 W30 $
UOP=[YR=1993;ORIG=-21,32] W43 S8 E43 N8 $
.

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 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/27/2025 BY KW Total Acres: 27.04 Total Land Value: 1,132,650 Market: 0 Agricultural: 0 Common: 1,132,650 PRINTED 07/30/2025 BY SYS