

TRACT 7 R359404
IN OR 536 PG 286
YULEE HILLS PB 4/31

LEE CODY E
86523 HILL VALLEY AVE
YULEE, FL 32097

2026

51-3N-27-4881-0007-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION																				PAGE 1 of 2													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
Exterior Wall	12	CEDAR 100								0100	01	1,781	117.6000	123.48	219,918	1995	1995		0	0	15.00	85.00	STANDARD										
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM 100% - 0										Heated Area: 1680 HX Base Yr 1989													
Roof Cover	03	COMP SHNGL 100								BAS 1995										FOP 1995													
Interior Wall	05	DRYWALL 100																															
Interior Floo	14	CARPET 90																															
Interior Floo	08	SHT VINYL 10																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms		3 100								BAS 1995										FOP 1995													
Bathrooms		2 100																															
Frame	02	WOOD FRAME 100																															
Stories	1.	1. 100																															
Units	0	0 100																															
BUD8 Adjustme	04	DIST 01 100																															
Occupancy	00	NONE 100								BAS 1995										FOP 1995													
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	1,680	100	1995	1,680	176,329																												
FOP	336	30	1995	101	10,600																												
TOTALS		2,016				1,781		186,930		86523 HILL VALLEY AVE, YULEE										BLD DATE				LGL DATE		04/27/2026		MLU					
EXTRA FEATURES										XF DATE				AG DATE																			
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															
4	0351	CARPORT MT		0 100	20	20	400.00		SF	10.00	10.00	100	2020	2020	3	82	3,280																
LAND DESCRIPTION										TOTAL OB/XF										3,280													
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							
1	000100	C	RES		100	0003	RM	152.00	287.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000															

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