

TRACT 16
R434058 & R434059
IN OR 947/74

DOWLING VON A
86265 HILL VALLEY AVE
YULEE, FL 32097

2026

51-3N-27-4881-0016-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																							
Exterior Wall	30	VINYL 100	0820	02	1,574	124.0000	105.40	165,900	1989	1989	0	0	0	70.00	30.00	VALUATION SUMMARY																						
Roof Structur	03	GABLE/HIP 100	2 M/H 93- 100% - 2005												Heated Area: 1574												HX Base Yr 2005											
Roof Cover	12	MODULAR MT 100	BAS 1993												VALUATION BY												STANDARD											
Interior Wall	04	PLYWOOD 100													Tax Group: 4												Tax Dist:											
Interior Floo	14	CARPET 100													BUILDING MARKET VALUE												49,770											
Air Condition	03	CENTRAL 100													TOTAL MARKET OB/XF VALUE												8,490											
Heating Type	04	AIR DUCTED 100													TOTAL LAND VALUE - MARKET												85,000											
Bedrooms	3	100													TOTAL MARKET VALUE												143,260											
Bathrooms	2	100													SOH/AGL Deduction												85,103											
Frame	02	WOOD FRAME 100													ASSESSED VALUE												58,157											
Stories	1.	1. 100													TOTAL EXEMPTION VALUE												HX HB VX 38,157											
Units	0	100													BASE TAXABLE VALUE												20,000											
Quality 03 Quality Level 03			TOTAL JUST VALUE												143,260																							
DOR CODE 0200 MOBILE HOME			NCON VALUE												0																							
MAP NUM			MKT AREA												INCOME VALUE																							
NEIGHBORHOOD/LOC 4040.00			PREVIOUS YEAR MKT VALUE												145,250																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	1,574	100	1993	1,574	49,770																																	
TOTALS			1,574			1,574	49,770																															
EXTRA FEATURES						86265 HILL VALLEY AVE, YULEE												BLD DATE																				
																		LGL DATE																				
																		LAND DATE																				
																		AG DATE																				
																		04/27/2026 MLU																				
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																					
1	0751	UOP	0	100	10	10	100.00	SF	10.00	10.00	100	1985	1985	3	20	200																						
2	0752	USP	0	100	22	12	264.00	SF	15.00	15.00	100	1996	1996	3	20	792																						
3	0681	POLE SHED	0	100	50	24	1,200.00	SF	15.00	15.00	100	1996	1996	3	20	3,600																						
4	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	1996	1996	3	20	1,728																						
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170																						
LAND DESCRIPTION																																						
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	100	0003	RM	152.00	287.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000																					
REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS																																						