TRACT 29
IN OR 2186/1375
YULEE HILLS PB 4/31

BLANCO ARTURO M &/BENITEZ HILARIA T
86152 HILL VALLEY AV
YULEE, FL 32097

2026

51-3N-27-4881-0029-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	25	MOD METAL 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

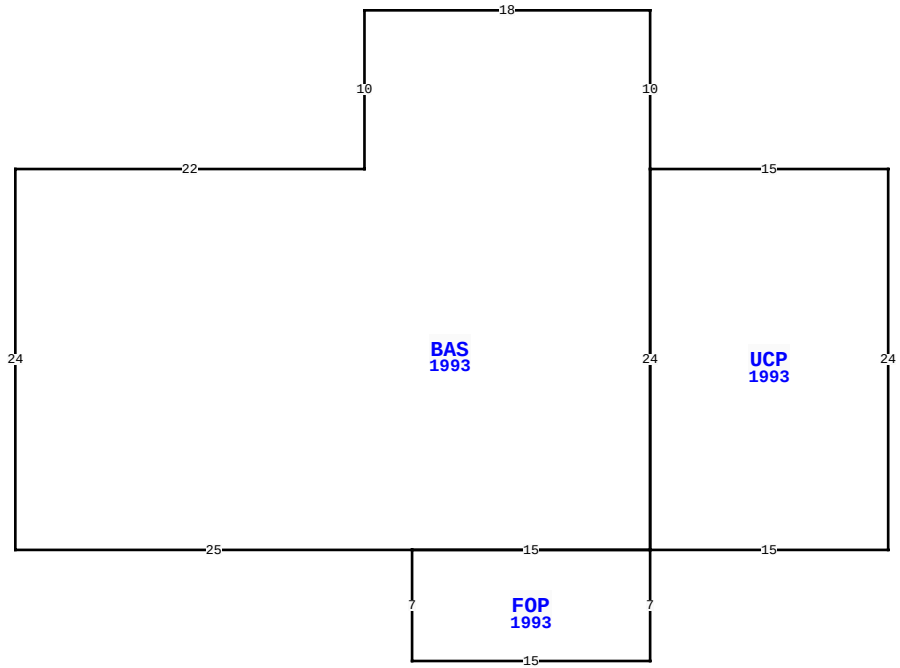
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	1993	1,140	31,803
FOP	105	30	1993	32	893
UCP	360	20	1993	72	2,009
TOTALS	1,605			1,244	34,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,244	109.4000	92.99	115,680	1978	1978	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1140 HX Base Yr



86152 HILL VALLEY AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	73,309
TOTAL MARKET OB/XF VALUE	2,340
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	160,649
SOH/AGL Deduction	46,678
ASSESSED VALUE	113,971
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,971
TOTAL JUST VALUE	160,649
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,246

ALSO OWNS LOT 30 @ 86180 HILL VALLEY
1978 BELMONT __ R787501 & R787502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4827	GARAGE	14,500	04/18/1988
5008	NEW CONSTR	800	04/18/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2186/1375	3/23/2018	WD	U	I	37	70,000
GRANTOR: SMITH JANA M & GARY M						
GRANTEE: BLANCO ARTURO M & H						
1792/0519	5/07/2012	FJ	U	I	11	0
GRANTOR: TURNER DON MARK EST						
GRANTEE: SMITH JANA M & GARY						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W15 BAS=[YR=1993] N10 W18 S10 W22 S24 E25
FOP=[YR=1993] S7 E15 N7 W15 $ E15 N24 $ S24 E15 N24 $.

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
4	0350	CARPORT WD	0	0	30	30	900.00	SF	13.00	13.00	100	1988	1988	3	20	2,340	

LAND DESCRIPTION

TOTAL OB/XF 2,340

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	0	0003	RM	153.00	286.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 07/17/2024 BY KWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 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	03	Quality Level 03

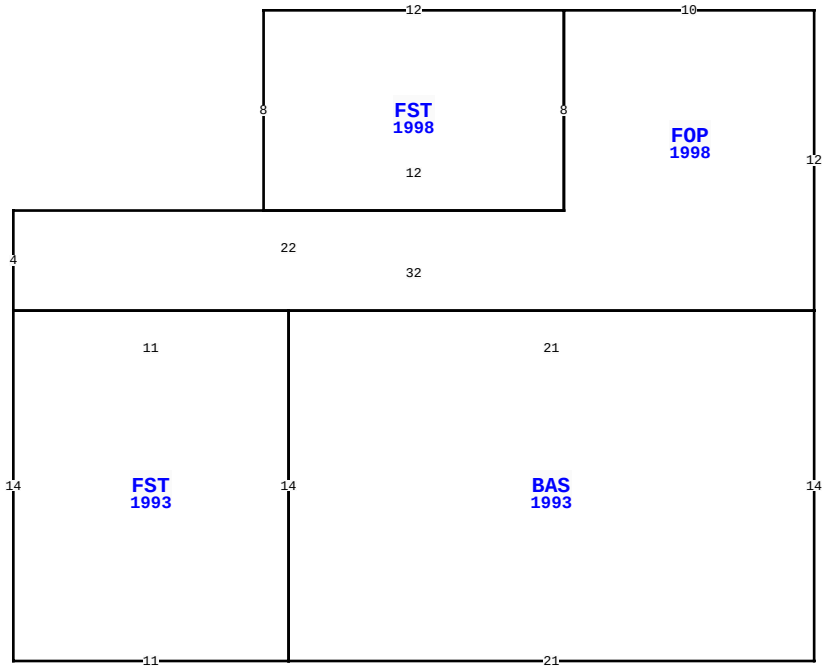
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4040.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	294	100	1993	294	22,975
FOP	208	30	1998	62	4,845
FST	154	55	1993	85	6,643
FST	96	55	1998	53	4,142
TOTALS	752			494	38,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	494	102.3000	107.42	53,065	1978	1978	0	0	0	27.25	72.75

2 SINGLE FAM 0% - 0 Heated Area: 294 HX Base Yr



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GRANTEE: BLANCO ARTURO M & H						
1792/0519	5/07/2012	FJ	U	I	11	0
GRANTOR: TURNER DON MARK EST						
GRANTEE: SMITH JANA M & GARY						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1998] W10 FST=[YR=1998] W12 S8 E12 N8 $ S8 W22 S4
FST=[YR=1993] S14 E11 BAS=[YR=1993] E21 N14 W21 S14 $ N14
W11 $ E32 N12 $.

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

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