

VILLA JUNE A REVOCABLE TRUST/VILLA JUNE A TRUSTEE
85101 DUANE RD
YULEE, FL 32097

42-2N-27-4613-0005-0080

NASSAU COUNTY PROPERTY						PAGE 1 of 1		4
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 4			Tax Dist:					
BUILDING MARKET VALUE					198,252			
TOTAL MARKET OB/XF VALUE					11,291			
TOTAL LAND VALUE - MARKET					80,000			
TOTAL MARKET VALUE					289,543			
SOH/AGL Deduction					85,369			
ASSESSED VALUE					204,174			
TOTAL EXEMPTION VALUE					HX HB		50,000	
BASE TAXABLE VALUE					154,174			
TOTAL JUST VALUE					289,543			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					231,616			
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
17007498		CARPORT			10,824		08/18/2017	
B1530131		SCRRNRM			0		03/01/2015	
B1529880		CARPORT			7,550		01/01/2015	
B995727		NEW CONSTR			109,500		01/01/1999	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2069/0121		9/09/2016		WD	U	I	11	100
GRANTOR: VILLA JUNE A								
GRANTEE: VILLA JUNE A REVOCAL								
1955/0635		12/31/2014		WD	Q	I	01	181,000
GRANTOR: MCG HOMES III LLC								
GRANTEE: VILLA JUNE A								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=1999] W24 N6 W12 USP=[YR=2015] N10 W16 S16 E16 N\$S6 W28 S40 E13 FOP=[YR=1999] E31 FGR=[YR=1999] S4 E20 N20 W20 S16 \$ N6 W31 S6 \$ N6 E31 N10 E20 N24 \$.								
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR CONSRV
80,000								
Common: 80,000				PRINTED 08/02/2023 BY SYS				