LOT 32
IN OR 2179/188
NORTHBROOK PB 7/285

CORNELL STEPHEN EST
87064 VILLA LANE
YULEE, FL 32097

2023

43-3N-28-1460-0032-0000

BUILDING CHARACTERISTICS

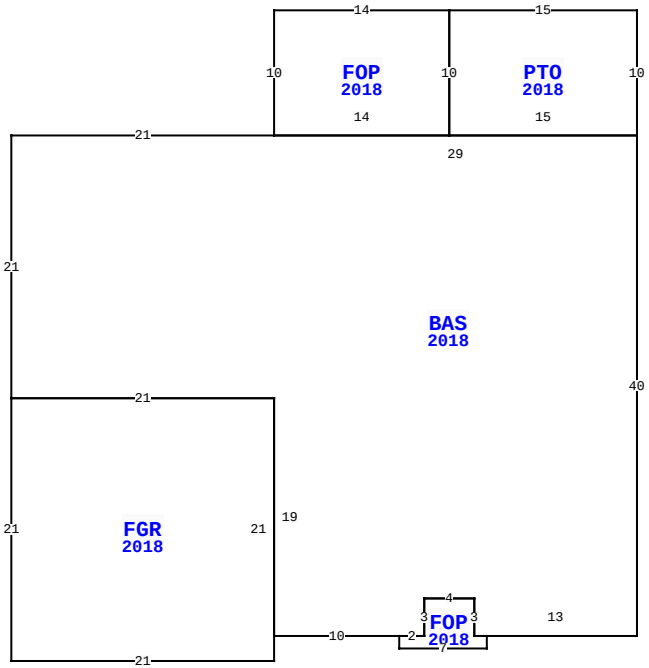
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4074.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,589	100	1,589	170,795
FGR	441	55	243	26,119
FOP	19	30	6	645
FOP	140	30	42	4,514
PTO	150	5	8	859
TOTALS	2,339		1,888	202,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,888	122.7842	110.81	209,209	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1589 HX Base Yr 2019



87064 VILLA LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		202,933
TOTAL MARKET OB/XF VALUE		4,040
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		261,973
SOH/AGL Deduction		69,748
ASSESSED VALUE		192,225
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		137,225
TOTAL JUST VALUE		261,973
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1707919	CO ISSUED	0	02/15/2018
B1707919	NEW CONSTR	202,064	08/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2179/0188	2/21/2018	WD	Q	V	01	201,300
GRANTOR: PREMIER HOMES OF NORT						
GRANTEE: CORNELL STEPHEN & M						
2129/1026	6/21/2017	WD	Q	V	01	42,000
GRANTOR: D E C K LLC						
GRANTEE: PREMIER HOMES OF NO						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2018] W15 FOP=[YR=2018] W14 S10 BAS=[YR=2018] W21 S21 FGR=[YR=2018] S21 E21 N21 W21$ E21 S19 E10 FOP=[YR=2018] S1 E7 N1 W1 N3 W4 S3 W2$ E2 N3 E4 S3 E13 N40 W29$ E14 N10$ S10 E15 N10$.

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	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2016	2016	3	97	378	
2	0811	CONCRETE B	0	100	0	0	618.00	SF	5.20	5.20	100	2018	2018	3	98	3,149	
3	0479	VF PICKET	0	100	0	0	54.00	LF	10.00	10.00	100	2018	2018	3	95	513	

LAND DESCRIPTION

TOTAL OB/XF 4,040

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	000134	C	SFR POND	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	50,000.00	55,000.00	55,000							

REVIEW DATE 04/03/2018 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS