LOT 34
NORTHBROOK PB 7/285

DIDOMENICO FREDERICK & SUSAN L/E ET AL/
87094 VILLA LN
YULEE, FL 32097

2023

43-3N-28-1460-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

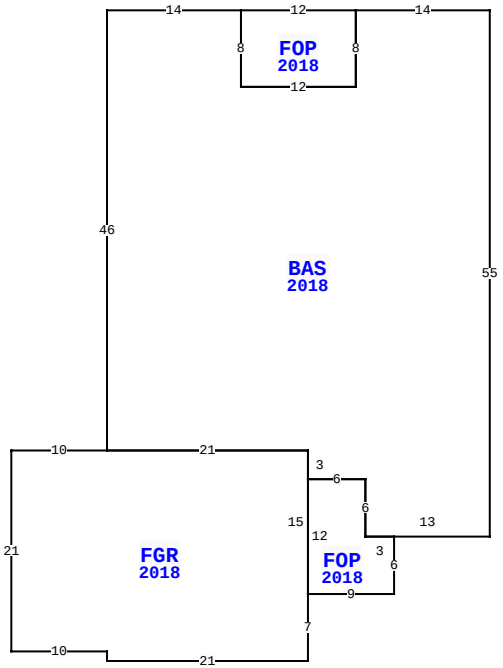
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,879	100	1,879	209,420
FGR	672	55	370	41,238
FOP	90	30	27	3,009
FOP	96	30	29	3,232
TOTALS	2,737		2,305	256,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,305	127.3118	114.90	264,844	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1879 HX Base Yr 2020



87094 VILLA LN, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		256,899
TOTAL MARKET OB/XF VALUE		4,309
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		316,208
SOH/AGL Deduction		82,410
ASSESSED VALUE		233,798
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		183,798
TOTAL JUST VALUE		316,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807626	CO ISSUED	0	01/11/2019
B1807626	NEW CONSTR	256,692	07/26/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2366/1806	6/08/2020	LE	U	I	11	100
GRANTOR: DIDOMENICO FREDERICK						
GRANTEE: MEEHAN ETHAN M & AN						
2250/0460	1/21/2019	SW	U	I	11	100
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: DIDOMENICO FREDERIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 FOP=[YR=2018] W12 S8 E12 N8$ S8 W12 N8 W14 S46 FGR=[YR=2018] W10 S21 E10 S1 E21 N7 FOP=[YR=2018] E9 N6 W3 N6 W6 S12$ N15 W21$ E21 S3 E6 S6 E13 N55$.

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	13	3	39.00	SF	6.50	6.50	100	2018	2018	3	98	248	
2	0812	CONCRETE C	0	100	0	0	1,036.00	SF	4.00	4.00	100	2018	2018	3	98	4,061	

LAND DESCRIPTION

TOTAL OB/XF 4,309

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 12/13/2018 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS