LOT 35
IN OR 1971/1622
NORTHBROOK PB 7/285

NEWBY LARRY D & LINDA L
87106 VILLA LN
YULEE, FL 32097

2023

43-3N-28-1460-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

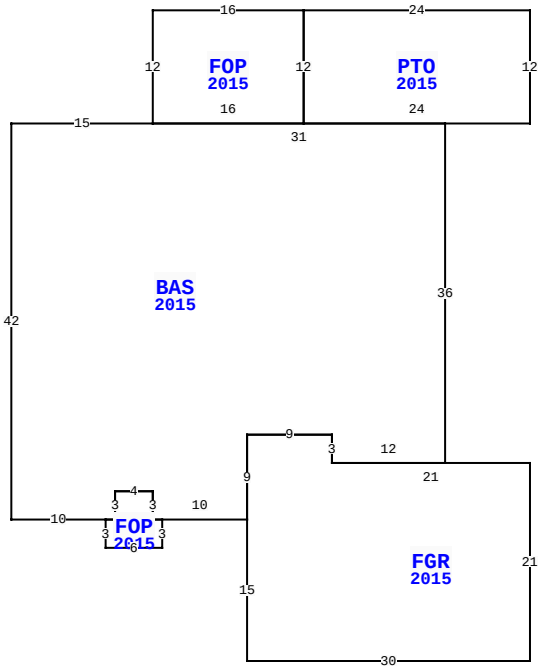
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,767	100	1,767	185,521
FGR	657	55	361	37,902
FOP	30	30	9	945
FOP	192	30	58	6,090
PTO	288	5	14	1,470
TOTALS	2,934		2,209	231,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,209	122.7842	110.81	244,779	2015	2015	0	0	0	5.25	94.75

1 SINGLE FAM – 100% - 2016 Heated Area: 1767 HX Base Yr 2016



87106 VILLA LN, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		231,928
TOTAL MARKET OB/XF VALUE		5,718
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		292,646
SOH/AGL Deduction		114,372
ASSESSED VALUE		178,274
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		128,274
TOTAL JUST VALUE		292,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1529789	CO ISSUED	0	03/31/2015
B1529789	NEW CONSTR	221,234	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1971/1622	3/31/2015	WD	Q	I	01	210,100
GRANTOR: PREMIER HOMES OF NORT						
GRANTEE: NEWBY LARRY D & LIN						
1957/1122	1/13/2015	WD	Q	V	05	71,000
GRANTOR: D E C K LLC						
GRANTEE: PREMIER HOMES OF NO						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2015] W24 FOP=[YR=2015] W16 S12 BAS=[YR=2015] W15 S42 E10 FOP=[YR=2015] S3 E6 N3 W1 N3 W4 S3 W1$ E1 N3 E4 S3 E10 FGR=[YR=2015] S15 E30 N21 W21 N3 W9 S9$ N9 E9 S3 E12 N36 W31$ E16 N12$ S12 E24 N12$.

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	0812	CONCRETE C	0	100	0	0	1,146.00	SF	4.00	4.00	100	2015	2015	3	96	4,401	
2	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	2015	2015	3	96	487	
3	0810	CONCRETE A	0	100	0	0	133.00	SF	6.50	6.50	100	2015	2015	3	96	830	

LAND DESCRIPTION

TOTAL OB/XF 5,718

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 09/18/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS