LOT 37
NORTHBROOK PB 7/285

WEITZEL JOHNNY & LUZ TERESA
87136 VILLA LANE
YULEE, FL 32097

2023

43-3N-28-1460-0037-0000

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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

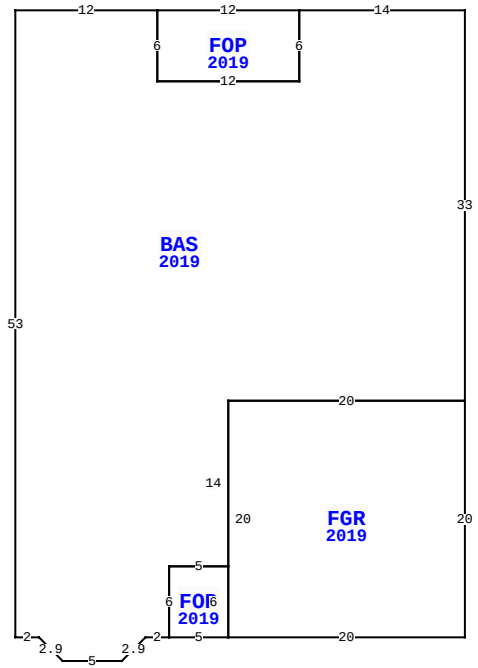
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4074.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,526	100	1,526	162,890
FGR	400	55	220	23,483
FOP	30	30	9	961
FOP	72	30	22	2,348
TOTALS	2,028		1,777	189,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,777	121.0000	109.20	194,048	2019	2019	0	0	0	2.25	97.75

1 SINGLE FAM – 100% - 2020 Heated Area: 1526 HX Base Yr 2020



87136 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		189,682
TOTAL MARKET OB/XF VALUE		2,944
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		242,626
SOH/AGL Deduction		107,214
ASSESSED VALUE		135,412
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		85,412
TOTAL JUST VALUE		242,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112507	SOLAR PANELS	8,000	09/17/2021
C1808409	CO ISSUED	0	03/13/2019
B1808409	NEW CONSTR	201,816	08/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2262/1805	3/15/2019	SW	Q	I	02	220,200
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: WEITZEL JOHNNY & LU						
2178/0001	2/01/2018	WD	Q	V	05	645,000
GRANTOR: D E C K LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 FOP=[YR=2019] W12 S6 E12 N6$ S6 W12 N6 W12 S53 E2 D2 R2 E5 U2 R2 E2 FOP=[YR=2019] E5 FGR=[YR=2019] E20N20 W20 S20$ N6 W5 S6$ N6 E5 N14 E20 N33$.

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	0	0	24.00	SF	6.50	6.50	100	2019	2019	3	99	154	
2	0811	CONCRETE B	0	100	0	0	542.00	SF	5.20	5.20	100	2019	2019	3	99	2,790	

LAND DESCRIPTION

TOTAL OB/XF 2,944

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	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/09/2019 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS