LOT 33
IN OR 2246/1994
NORTHBROOK PB 7/285

WILMOT GEORGE F & JENNIFER R
87078 VILLA LN
YULEE, FL 32097

2024

43-3N-28-1460-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

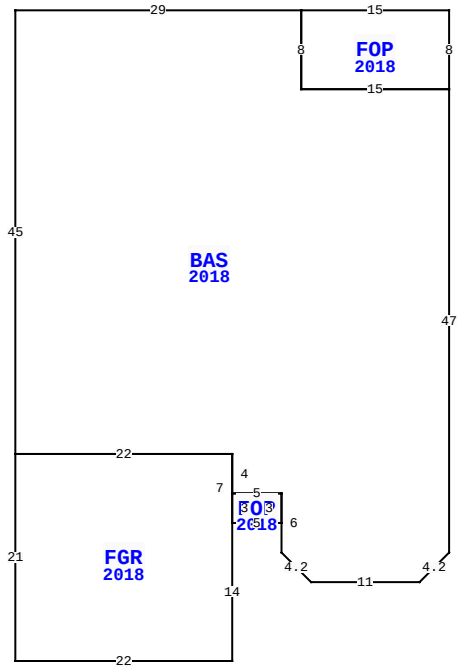
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,092	100	2,092	220,644
FGR	462	55	254	26,789
FOP	15	30	4	422
FOP	120	30	36	3,797
TOTALS	2,689		2,386	251,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,386	115.3460	109.58	261,458	2018	2018	0	0	0	3.75	96.25

1 SINGLE FAM – 100% - 2021 Heated Area: 2092 HX Base Yr



87078 VILLA LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		251,653
TOTAL MARKET OB/XF VALUE		6,433
TOTAL LAND VALUE - MARKET		82,500
TOTAL MARKET VALUE		340,586
SOH/AGL Deduction		29,190
ASSESSED VALUE		311,396
TOTAL EXEMPTION VALUE	13	311,396
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		340,586
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1806570	CO ISSUED	0	11/29/2018
B1806570	NEW CONSTR	275,383	06/26/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2246/1994	12/28/2018	SW	Q	I	01	239,700
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: WILMOT GEORGE F & J						
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

FOP=[YR=2018] W15 BAS=[YR=2018] W29 S45 FGR=[YR=2018] S21 E22 N14 FOP=[YR=2018] E5 N3 W5 S3$ N7 W22$ E22 S4 E5 S6 D3 R3 E11 U3 R3 N47 W15 N8$ S8 E15 N8$.

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	5	100.00	SF	6.50	6.50	100	2018	2018	3	97	631	
2	0811	CONCRETE B	0	100	0	0	630.00	SF	5.20	5.20	100	2018	2018	3	97	3,178	
3	0476	VF 6 SBPL	0	100	0	0	82.00	LF	32.00	32.00	100	2024	2022		100	2,624	

LAND DESCRIPTION

TOTAL OB/XF 6,433

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	75,000.00	82,500.00	82,500							

REVIEW DATE 02/23/2024 BY DJA Total Acres: 0.00 Total Land Value: 82,500 Market: 0 Agricultural: 0 Common: 82,500 PRINTED 08/06/2024 BY SYS