



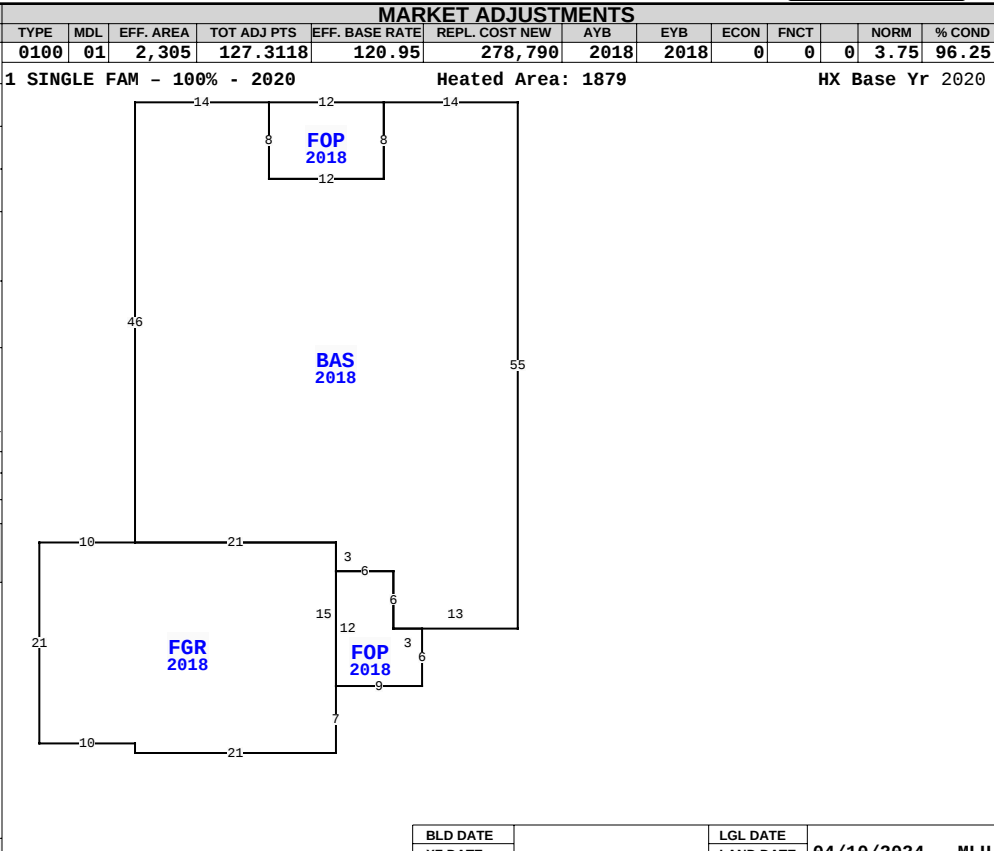
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	218,743
FGR	672	55	370	43,074
FOP	90	30	27	3,144
FOP	96	30	29	3,376
TOTALS	2,737		2,305	268,335

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	13	3	39.00	SF	6.50	6.50	100	2018
2	0812	CONCRETE C	0 100	0	0	1,036.00	SF	4.00	4.00	100	2018
3	0476	VF 6 SBPL	0 100	0	0	174.00	LF	32.00	32.00	100	2024

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		RSF-2	0.00	0.00	1.00	LT	



87094 VILLA LN, YULEE	BLD DATE	LGL DATE	04/10/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		268,335	
TOTAL MARKET OB/XF VALUE		9,834	
TOTAL LAND VALUE - MARKET		82,500	
TOTAL MARKET VALUE		360,669	
SOH/AGL Deduction		114,289	
ASSESSED VALUE		246,380	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		196,380	
TOTAL JUST VALUE		360,669	
NCON VALUE		5,568	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		316,208	

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
2728/719	7/29/2024	QC	U	I	11
GRANTOR: DIDOMENICO FREDERICK					
GRANTEE: DIDOMENICO FREDERIC					
2366/1806	6/08/2020	LE	U	I	11
GRANTOR: DIDOMENICO FREDERICK					
GRANTEE: MEEHAN ETHAN M & AN					

BUILDING NOTES											
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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\$.											