LOT 44
IN OR 2547/592(EX OR 2485/661)
THIGPEN SURVEY DB 39/356

CASTILLO VON
96649 CHESTER RD
YULEE, FL 32097

2025

42-3N-28-5080-0044-0000

BUILDING CHARACTERISTICS

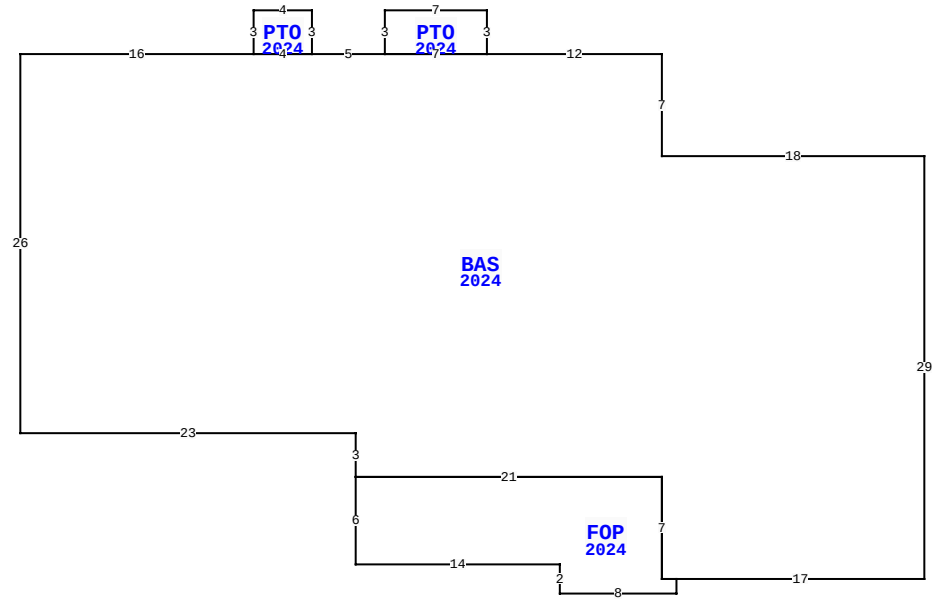
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,729	100	2024	1,729	299,327
FOP	141	30	2024	42	7,271
PTO	12	5	2024	1	173
PTO	21	5	2024	1	173
TOTALS	1,903			1,773	306,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,773	110.4000	174.43	309,264	2023	2023	0	0	0	0.75	99.25

1 SFR CUST – 100% - 2024 Heated Area: 1729 HX Base Yr 2024



87137 VILLA LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		325,556
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		112,580
TOTAL MARKET VALUE		438,136
SOH/AGL Deduction		8,784
ASSESSED VALUE		429,352
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		373,630
TOTAL JUST VALUE		438,136
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,252

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO230010644	CO		08/17/2023
B230010283	24X35 SRL BLDG	55,843	08/10/2023
22016055	NEW CONSTR	261,223	10/25/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	3/16/2022	CN	Q	V	01	105,000
GRANTOR: JONES L DOUGLAS & PAT						
GRANTEE: CASTILLO VON						
2469/0620	6/09/2021	FJ	U	V	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: JONES L DOUGLAS & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=90,10] W12 W7 W5 W4 W16 S26 E23 S3 E21 S7 E1 E17 N29 W18 N7 $
FOP=[YR=2024;ORIG=69,39] E21 S7 E1 S1 W8 N2 W14 N6 $
PTO=[YR=2024;ORIG=78,7] W7 S3 E7 N3 $
PTO=[YR=2024;ORIG=66,7] W4 S3 E4 N3 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	100		OR	0.00	0.00	1.31	AC		1.00	1.00	1.00	85,000.00	85,000.00	111,350							
2	009630	C	SWAMP	100		OR	0.00	0.00	2.46	AC		1.00	1.00	1.00	500.00	500.00	1,230							

REVIEW DATE 01/04/2024 BY DJ Total Acres: 3.77 Total Land Value: 112,580 Market: 0 Agricultural: 0 Common: 112,580 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

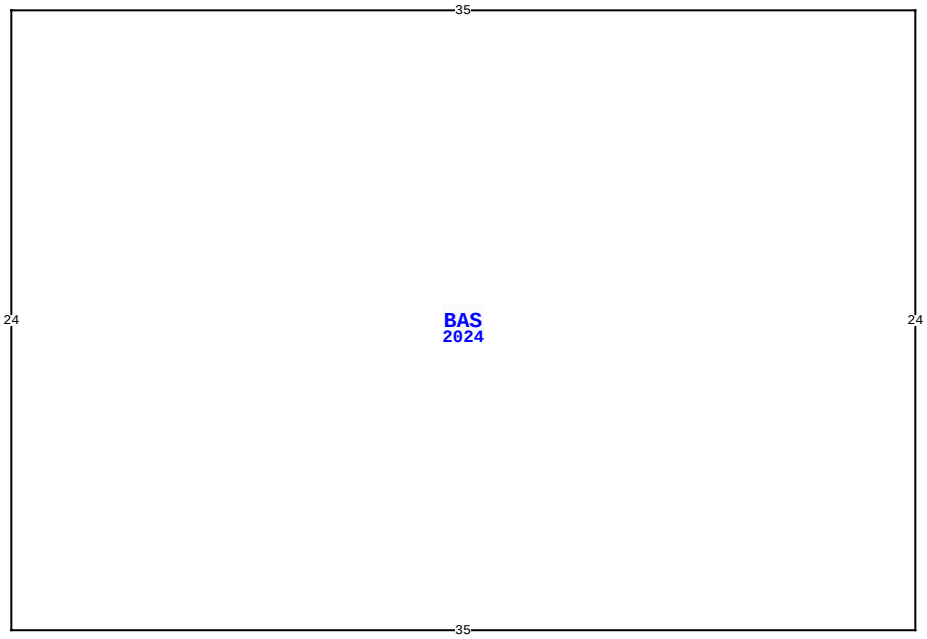
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2024	840	18,611
TOTALS	840			840	18,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	60.5000	22.38	18,799	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 840 HX Base Yr 2024



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GRANTEE: CASTILLO VON						
2469/0620	6/09/2021	FJ	U	V	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: JONES L DOUGLAS & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=45,10] E35 S24 W35 N24 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/04/2024 BY DJ Total Acres: 3.77 Total Land Value: 112,580 Market: 0 Agricultural: 0 Common: 112,580 PRINTED 07/30/2025 BY SYS