

SCHMIDT STEVEN C & JOY REBECCA
87095 VILLA LN
YULEE, FL 32097

2025

42-3N-28-5080-0044-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION																				VALUATION SUMMARY																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	30	VINYL 100								0800	02	1,674	151.3200	128.62	215,310	2021	2021		0	0	0	3.00	97.00	VALUATION BY																							
Roof Structure	03	GABLE/HIP 100								1 M/H 94+ - 100% - 2023										Heated Area: 1674										HX Base Yr 2023										STANDARD							
Roof Cover	05	COMP SHNGL 100								31 54 31 BAS 2022										Tax Group: 4										Tax Dist:																	
Interior Wall	03	DRYWALL 100																		BUILDING MARKET VALUE										208,851																	
Interior Floor	14	CARPET 60																		TOTAL MARKET OB/XF VALUE										4,352																	
Interior Floor	08	SHT VINYL 40																		TOTAL LAND VALUE - MARKET										86,860																	
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE										300,063																	
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction										12,375																	
Bedrooms		3 100																		ASSESSED VALUE										287,688																	
Bathrooms		2 100																		TOTAL EXEMPTION VALUE										HX HB 50,722																	
Frame	02	WOOD FRAME 100																		BASE TAXABLE VALUE										236,966																	
Stories	1.	1. 100																		TOTAL JUST VALUE										300,063																	
Units		0 100								NCON VALUE										0																											
																						INCOME VALUE																									
																						PREVIOUS YEAR MKT VALUE										281,942															