PT OF LOT 45 SECTION 43
PT OR 910/1733
ESMT PT OR 1551/397

HARRIS JOSHUA CORD/HUTCHISON GLYNDA RUTH
97408 WATER OAK RD
YULEE, FL 32097

2025

42-3N-28-5080-0045-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

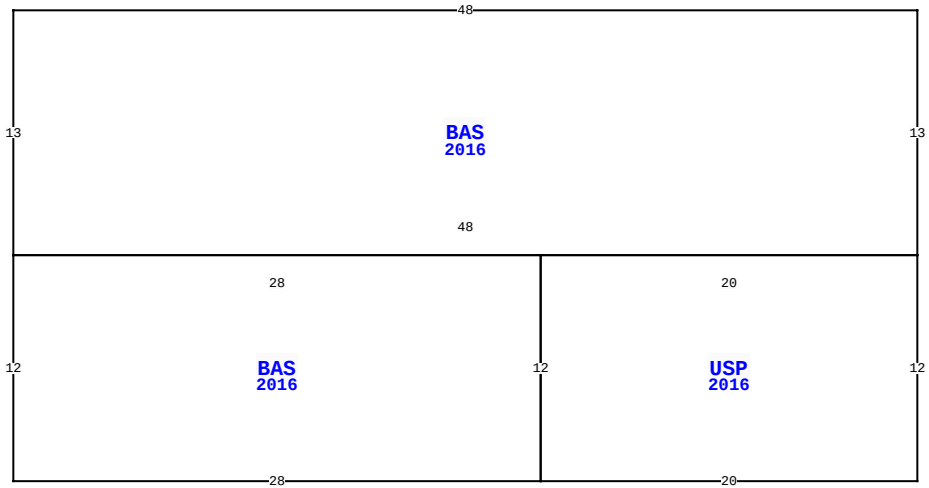
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	336	100	2016	336	8,338
BAS	624	100	2016	624	15,485
USP	240	50	2016	120	2,978
TOTALS	1,200			1,080	26,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,080	103.4000	82.72	89,338	1985	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 960 HX Base Yr 2022



87140 VILLA LN, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		26,801
TOTAL MARKET OB/XF VALUE		1,572
TOTAL LAND VALUE - MARKET		216,925
TOTAL MARKET VALUE		245,298
SOH/AGL Deduction		86,261
ASSESSED VALUE		159,037
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		103,315
TOTAL JUST VALUE		245,298
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2607/0202	11/25/2022	WD	U	I	11	100
GRANTOR: HARRIS JOSHUA CORD						
GRANTEE: HUTCHISON GLYNDA RU						
2494/0712	1/20/2021	FJ	U	I	11	0
GRANTOR: HARRIS LEONARD IVEY J						
GRANTEE: HARRIS JOSHUA CORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W48 S13 BAS=[YR=2016] S12 E28 USP=[YR=2016] E20 N12 W20 S12$ N12 W28$ E48 N13 $.

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	0303	FLT DOCK W	0	100	12	6	72.00	SF	26.00	26.00	100	2018	2018	3	84	1,572	

LAND DESCRIPTION

TOTAL OB/XF 1,572

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	0008	OR	0.00	0.00	2.53	AC		1.00	1.00	1.00	85,000.00	85,000.00	215,050							
2	009530	C	POND	100	0008	OR			0.75	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,875							

REVIEW DATE 10/11/2021 BY KWA Total Acres: 3.28 Total Land Value: 216,925 Market: 0 Agricultural: 0 Common: 216,925 PRINTED 07/30/2025 BY SYS