

IN OR 879/1272
& ESMT
(16-6 & 16-8)

WILLIAMS VERNON SR
540 YEW CT
ALTAMONTE SPRINGS, FL 32714

2025

43-3N-28-0000-0016-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100

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	1,296	100	1993	1,296	36,703
DCK	25	15	2017	4	113
FEP	228	85	2017	194	5,494
USP	96	50	2017	48	1,359
TOTALS	1,645			1,542	43,670

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0008	RSF-1	0.00	0.00	1.77

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,542	118.0000	94.40	145,565	1985	1985	0	0	0	70.00	30.00	
1 M/H 93- - 0% - 0 Heated Area: 1490 HX Base Yr													
97059 MITCHELL RD, YULEE													

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

TOTAL OB/XF													
1,960													

Total Acres: 1.77 Total Land Value: 150,450 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			43,670
TOTAL MARKET OB/XF VALUE			1,960
TOTAL LAND VALUE - MARKET			150,450
TOTAL MARKET VALUE			196,080
SOH/AGL Deduction			86,849
ASSESSED VALUE			109,231
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			109,231
TOTAL JUST VALUE			196,080
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			181,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED
007309	REMODEL	5,925	07/01/2000
96 0434	REPAIR/RRF	3,893	03/04/1996
0205	ADDITION	1,000	05/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0879/1272	4/20/1999	QC	Q	I	01	32,000	
GRANTOR: WILLIAMS TERETHEL							
GRANTEE: WILLIAMS VERNON L S							
0224/0531	1/01/1976	WD	U	V		100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=1993] W40 DCK=[YR=2017] N5 W5 S5 FEP=[YR=2017] S36
E5 N12 E4 N12 W4 N12 W5\$ E5\$ S12 E4 S12 W4 S12 E40 N12
USP=[YR=2017] N12 W8 S12 E8 \$ W8 N12 E8 N12\$.

TOTAL OB/XF													
1,960													

Common: 150,450 PRINTED 07/30/2025 BY SYS