

LOT 32  
IN OR 2179/188  
NORTHBROOK PB 7/285

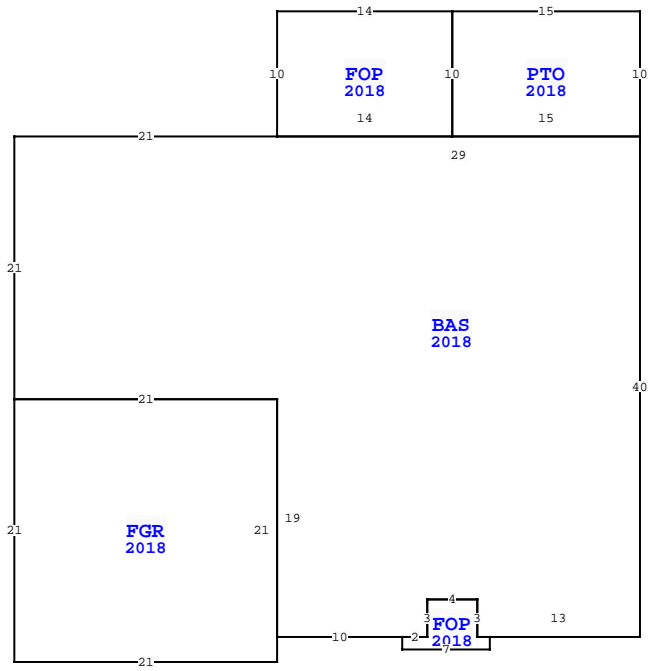
CORNELL KERRY B/CORNELL SHAWN R  
87064 VILLA LANE  
YULEE, FL 32097

**2025**

43-3N-28-1460-0032-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	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
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4074.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,589	100	2018
FGR	441	55	2018
FOP	19	30	2018
FOP	140	30	2018
PTO	150	5	2018
TOTALS	2,339		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,888	111.6220	111.62	210,739	2018	2018	0	0	4.50	95.50
1 SINGLE FAM - 50% - 2024 Heated Area: 1589 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			201,256
TOTAL MARKET OB/XF VALUE			3,985
TOTAL LAND VALUE - MARKET			137,500
TOTAL MARKET VALUE			342,741
SOH/AGL Deduction			25,033
ASSESSED VALUE			317,708
TOTAL EXEMPTION VALUE	HA HAB	50,722	
BASE TAXABLE VALUE			266,986
TOTAL JUST VALUE			342,741
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			298,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1707919	CO ISSUED	0	02/15/2018
B1707919	NEW CONSTR	202,064	08/31/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2714/1872	5/28/2024	FJ	U	I	11	0
GRANTOR: CORNELL STEPHEN EST						
GRANTEE: CORNELL KERRY B						
2179/0188	2/21/2018	WD	Q	V	01	201,300
GRANTOR: PREMIER HOMES OF NORT						
GRANTEE: CORNELL STEPHEN & M						

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
1	0810	CONCRETE A	0	50	20	3		6.50	6.50	100	2016	2016	3	95	371	
2	0811	CONCRETE B	0	50	0	0	SF	5.20	5.20	100	2018	2018	3	97	3,117	
3	0479	VF PICKET	0	50	0	0	LF	10.00	10.00	100	2018	2018	3	92	497	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	50		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	125,000.00	137,500.00	137,500							