LOT 1
MARSHES @ LANCEFORD PB 7/141

JONES CHARLES T II
96385 WINDSOR DRIVE
YULEE, FL 32097

2023

24-2N-28-1310-0001-0000

BUILDING CHARACTERISTICS

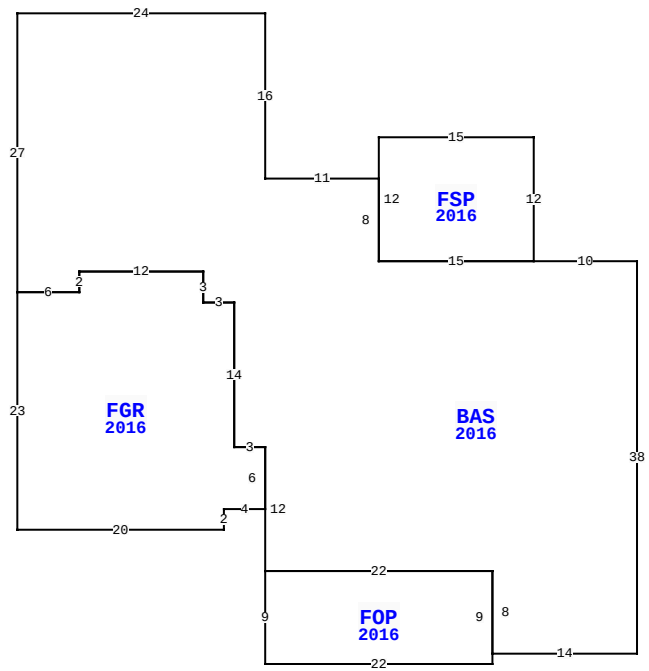
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4078.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,952	100	1,952	249,309
FGR	520	55	286	36,528
FOP	198	30	59	7,536
FSP	180	40	72	9,196
TOTALS	2,850		2,369	302,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,369	110.8821	131.67	311,926	2016	2016	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2020 Heated Area: 1952 HX Base Yr 2020



96385 WINDSOR DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/13/2023 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		302,568
TOTAL MARKET OB/XF VALUE		12,831
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		390,399
SOH/AGL Deduction		306,552
ASSESSED VALUE		83,847
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		33,847
TOTAL JUST VALUE		390,399
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531421	CO ISSUED	0	04/06/2016
B1531421	NEW CONSTR	0	11/13/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2265/1714	4/02/2019	WD	Q	I	02	288,000
GRANTOR: AMELIA MARSHES LLC						
GRANTEE: JONES CHARLES T II						
1746/1751	6/28/2011	WD	U	V	12	693,000
GRANTOR: D F MILLER PARTNERSHI						
GRANTEE: AMELIA MARSHES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W10 FSP=[YR=2016] N12 W15 S12 E15$ W15 N8 W11 N16 W24 S27 FGR=[YR=2016] S23 E20 N2 E4 N6 W3 N14 W3 N3 W12 S2 W6$ E6 N2 E12 S3 E3 S14 E3 S12 FOP=[YR=2016] S9 E22 N9 W22$ E22 S8 E14 N38$.

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	0855	CONC PAVER	0	100	26	3	78.00	SF	10.00	10.00	100	2016	2016	3	97	757	
2	0855	CONC PAVER	0	100	0	0	681.00	SF	10.00	10.00	100	2016	2016	3	97	6,606	
3	0476	VF 6 SBPL	0	100	0	0	167.00	LF	32.00	32.00	100	2016	2016	3	92	4,916	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	92	552	

LAND DESCRIPTION

TOTAL OB/XF 12,831

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	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 08/10/2018 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS