LOT 2
MARSHES @ LANCEFORD PB 7/141

BOETTE FAMILY REVOCABLE TRUST/BOETTE JONATHAN B TR
70 PUTNAM HILL ROAD
LYNDEBOROUGH, NH 03082

2023

24-2N-28-1310-0002-0000

BUILDING CHARACTERISTICS

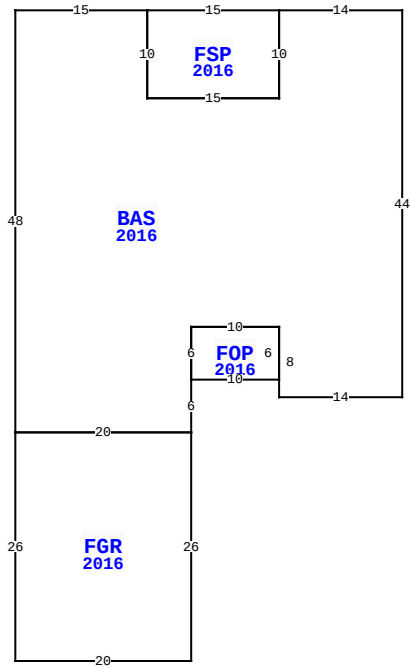
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,786	100	1,786	220,451
FGR	520	55	286	35,302
FOP	60	30	18	2,222
FSP	150	40	60	7,406
TOTALS	2,516		2,150	265,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,150	107.1581	127.25	273,588	2016	2016	0	0	0	3.00	97.00

1 SNGL FAM – 0% - 0 Heated Area: 1786 HX Base Yr



96373 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	265,380
TOTAL MARKET OB/XF VALUE	13,310
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	353,690
SOH/AGL Deduction	69,894
ASSESSED VALUE	283,796
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	283,796
TOTAL JUST VALUE	353,690
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	295,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632654	CO ISSUED	0	11/15/2016
B1632654	NEW CONSTR	231,382	07/14/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2484/0090	5/18/2021	WD	U	I	11	100
GRANTOR: BOETTE JONATHAN & ING						
GRANTEE: BOETTE FAMILY REVOC						
2302/0640	8/30/2019	WD	Q	I	01	285,000
GRANTOR: HARTER GEORGE P & CAR						
GRANTEE: BOETTE JONATHAN & I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 FSP=[YR=2016] W15 S10 E15 N10$ S10 W15 N10 W15 S48 FGR=[YR=2016] S26 E20 N26 W20$ E20 N6 FOP=[YR=2016] E10 N6 W10 S6$ N6 E10 S8 E14 N44$.

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	0	0	0	951.00	SF	10.00	10.00	100	2016	2016	3	97	9,225	
2	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	92	552	
3	0476	VF 6 SBPL	0	0	0	0	120.00	LF	32.00	32.00	100	2016	2016	3	92	3,533	

LAND DESCRIPTION

TOTAL OB/XF 13,310

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	0		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