LOT 5
IN OR 2085/405
MARSHES @ LANCEFORD PB 7/141

SAWRUK CHRISTINE LYNN
96329 WINDSOR DRIVE
YULEE, FL 32097

2023

24-2N-28-1310-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

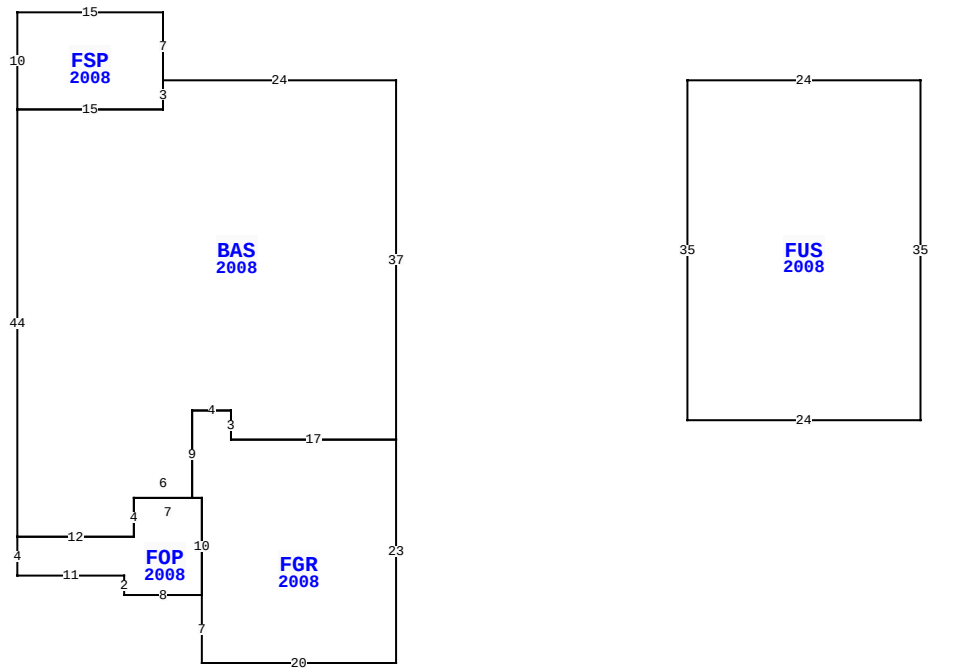
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4078.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,542	100	1,542	182,957
FGR	478	55	263	31,205
FOP	120	30	36	4,271
FSP	150	40	60	7,119
FUS	840	100	840	99,665
TOTALS	3,130		2,741	325,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,741	107.4336	127.58	349,697	2008	2008	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2010 Heated Area: 2382 HX Base Yr 2010



96329 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		325,218
TOTAL MARKET OB/XF VALUE		53,648
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		453,866
SOH/AGL Deduction		228,087
ASSESSED VALUE		225,779
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		175,779
TOTAL JUST VALUE		453,866
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1810735	SWIM POOL	42,100	10/24/2018
M13483	MECH OTHER	0	12/01/2007
E19934	ELEC OTHER	2,200	09/01/2007
P12621	OTHER	0	08/01/2007
C20230	CO ISSUED	309,900	07/01/2007
B20230	NEW CONSTR	309,900	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2085/0405	10/24/2016	WD	U	I	30	102,500
GRANTOR: CORIGLIANO PETER JR &						
GRANTEE: SAWRUK CHRISTINE LY						
1576/0697	7/11/2008	WD	Q	I		286,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CORIGLIANO PETER JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W24 FSP=[YR=2008] N7 W15 S10 E15 N3 $ S3 W15 S44 FOP=[YR=2008] S4 E11 S2 E8 FGR=[YR=2008] S7 E20 N23 W17 N3 W4 S9 E1 S10 $ N10 W7 S4 W12 $ E12 N4 E6 N9 E4 S3 E17 N37 $ PTR= E30 FUS=[YR=2008] E24 S35 W24 N35 $ W30 $.

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	0	0	592.00	SF	10.00	10.00	100	2008	2008	3	90	5,328	
2	0911	SCRN RM A	0	100	0	0	807.00	SF	17.50	17.50	100	2019	2019	3	90	12,710	
3	0861	POOL GUNIT	0	100	30	12	360.00	SF	85.00	85.00	100	2019	2019	3	93	28,458	
4	0857	SANDSTONE	0	100	0	0	447.00	SF	16.00	16.00	100	2019	2019	3	100	7,152	

LAND DESCRIPTION

TOTAL OB/XF 53,648

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 03/12/2019 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS