

WOOD ANDREW STINSON & CAROLINE
96315 WINDSOR DRIVE
YULEE, FL 32097

24-2N-28-1310-0006-0000

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		5 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units	0	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	1,424	100	1,424	158,723
FGR	422	55	232	25,859
FOP	106	30	32	3,567
FSP	97	40	39	4,348
FUS	1,621	100	1,621	180,681
TOTALS	3,670		3,348	373,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,348	101.4714	120.50	403,434	2007	2007	0	0	0	7.50	92.50

1 SNGL FAM - 100% - 2023
Heated Area: 3045
HX Base Yr 2023

The diagram illustrates the building's location relative to its lot. The main rectangular area is labeled BAS 2007. Within it, there are smaller sections: FSP 2013 at the top center, FGR 2007 at the bottom left, FOP 2007 at the bottom right, and FUS 2007 as a large irregular shape on the right side. Dimensions are provided for various segments of the perimeter and internal divisions.

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD				
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE		373,176				
TOTAL MARKET OB/XF VALUE		16,125				
TOTAL LAND VALUE - MARKET		75,000				
TOTAL MARKET VALUE		464,301				
SOH/AGL Deduction		62,828				
ASSESSED VALUE		401,473				
TOTAL EXEMPTION VALUE		HX HB	50,000			
BASE TAXABLE VALUE		351,473				
TOTAL JUST VALUE		464,301				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		386,656				
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
M13350	MECH OTHER	0	10/01/2007			
P12620	OTHER	0	08/01/2007			
C20232	CO ISSUED	0	07/01/2007			
B20232	NEW CONSTR	327,140	07/01/2007			
E19685	ELEC OTHER	2,200	07/01/2007			
R10569	REPAIR/RRF	1,500	07/01/2007			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2582/0039	8/03/2022	WD	Q	I	01	565,000
GRANTOR: ELLINWOOD SHANE MICHA						
GRANTEE: WOOD ANDREW STINSON						
2243/0406	12/11/2018	WD	Q	I	02	349,000
GRANTOR: FEENEY ANDREW M & MER						
GRANTEE: ELLINWOOD SHANE MIC						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2007] W9FSP=[YR=2013] N9W11S7E1S2						
E10\$W10N2W20S27FGR=[YR=2007] S25E20 N2FOP=[YR=2007]						
E19N4W13N5W6S9\$N17 W13N6W7\$E7S6E13S8E6S5E13N44\$						
PTR=E30FUS=[YR=2007] E39S24W13S8E13 S13W12S1W8N3W19N43\$W30\$.						

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	0500	FP-PRE FAB		0	100	0	0	1.00	UT	3,500.00	100	2007	2007	3	92	3,220	
2	0855	CONC PAVER		0	100	0	0	660.00	SF	10.00	100	2007	2007	3	89	5,874	
3	0855	CONC PAVER		0	100	10	11	110.00	SF	10.00	100	2009	2009	3	91	1,001	
4	0476	VF 6 SBPL		0	100	0	0	200.00	LF	32.00	100	2015	2015	3	90	5,760	
5	0470	VNYL GATE		0	100	0	0	1.00	UT	300.00	100	2015	2015	3	90	270	
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