LOT 7
IN OR 1723/1359
MARSHES @ LANCEFORD PB 7/141

ORKE ERIC A & SANDRA G
96173 WINDSOR DRIVE
YULEE, FL 32097

2023

24-2N-28-1310-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

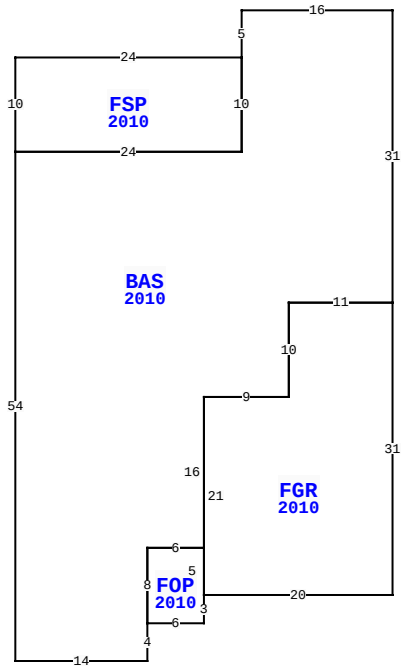
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,658	100	1,658	196,779
FGR	530	55	292	34,656
FOP	48	30	14	1,662
FSP	240	40	96	11,394
TOTALS	2,476		2,060	244,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,060	106.3202	126.26	260,096	2010	2010	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2012 Heated Area: 1658 HX Base Yr 2012



96173 WINDSOR DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		244,490
TOTAL MARKET OB/XF VALUE		7,176
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		326,666
SOH/AGL Deduction		166,068
ASSESSED VALUE		160,598
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		110,598
TOTAL JUST VALUE		326,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23341	CO ISSUED	0	07/21/2010
B23733	XFOB	3,654	06/01/2010
M15240	MECH OTHER	0	04/01/2010
E22579	ELEC OTHER	0	04/01/2010
P14232	OTHER	0	04/01/2010
B23341	NEW CONSTR	258,358	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1723/1359	2/08/2011	WD	Q	I	02	195,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: ORKE ERIC A & SANDR						
1658/1384	1/08/2010	WD	U	V	30	32,100
GRANTOR: LANCEFORD SPEC LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W16 S5 FSP=[YR=2010] W24 S10 E24 N10 $ S10 W24 S54 E14 N4 FOP=[YR=2010] E6 N3 FGR=[YR=2010] E20 N31 W11 S10 W9 S21 $ N5 W6 S8 $ N8 E6 N16 E9 N10 E11 N31 $.

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	780.00	SF	10.00	10.00	100	2010	2010	3	92	7,176	

LAND DESCRIPTION

TOTAL OB/XF 7,176

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	0003	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