LOT 8
IN OR 2234/121
MARSHES @ LANCEFORD PB 7/141

GOWINS TIMOTHY P & CASSANDRA E
96165 WINDSOR DR
YULEE, FL 32097

2023

24-2N-28-1310-0008-0000

BUILDING CHARACTERISTICS

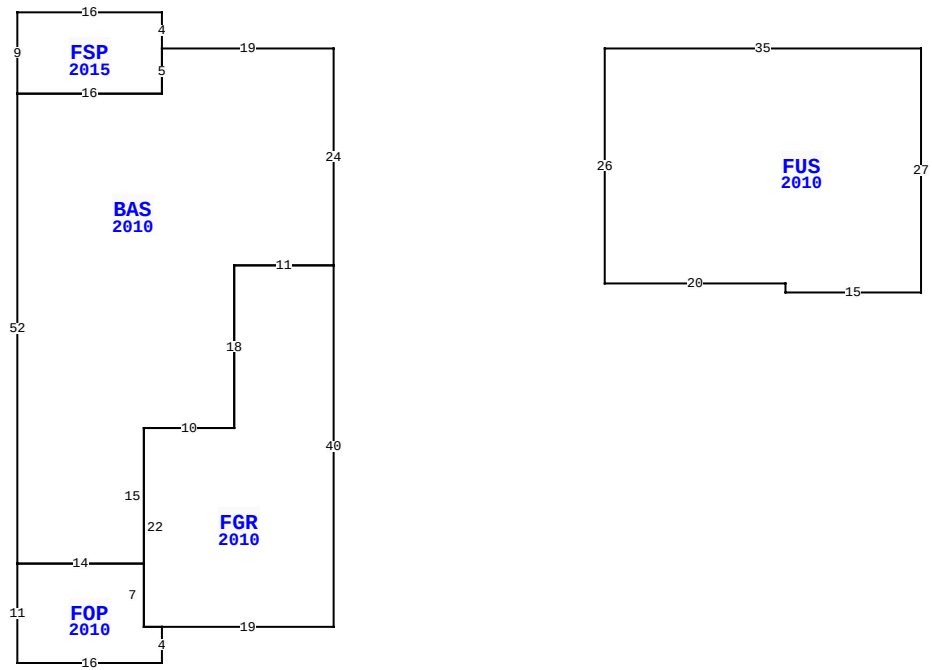
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,402	100	1,402	161,572
FGR	660	55	363	41,834
FOP	162	30	49	5,647
FSP	144	40	58	6,684
FUS	925	100	925	106,601
TOTALS	3,293		2,797	322,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,797	103.2384	122.60	342,912	2010	2010	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2020 Heated Area: 2327 HX Base Yr 2020



96165 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		322,337
TOTAL MARKET OB/XF VALUE		6,514
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		403,851
SOH/AGL Deduction		134,547
ASSESSED VALUE		269,304
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		219,304
TOTAL JUST VALUE		403,851
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23471	CO ISSUED	0	06/28/2010
M15284	H/AC	0	05/01/2010
E22577	ELEC OTHER	0	04/01/2010
P14236	OTHER	0	04/01/2010
B23471	NEW CONSTR	313,832	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2234/0121	10/31/2018	WD	Q	I	01	282,500
GRANTOR: ROSSMAN STEPHEN P & A						
GRANTEE: GOWINS TIMOTHY P &						
1687/1856	6/28/2010	WD	Q	I	01	245,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: ROSSMAN STEPHEN P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W19 FSP=[YR=2015] N4 W16 S9 E16 N5 $ S5 W16 S52 FOP=[YR=2010] S11 E16 N4 FGR=[YR=2010] E19 N40 W11 S18 W10 S22E2 $W2 N7 W14 $ E14 N15 E10 N18 E11 N24 $ PTR= E30 FUS=[YR=2010] E35 S27 W15 N1 W20 N26 $ 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	708.00	SF	10.00	10.00	100	2010	2010	3	92	6,514	

LAND DESCRIPTION

TOTAL OB/XF 6,514

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