LOT 9
MARSHES @ LANCEFORD PB 7/141

SWIFT MARK D/KRATZER SHERRY S
96159 WINDSOR DR
YULEE, FL 32097

2023

24-2N-28-1310-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

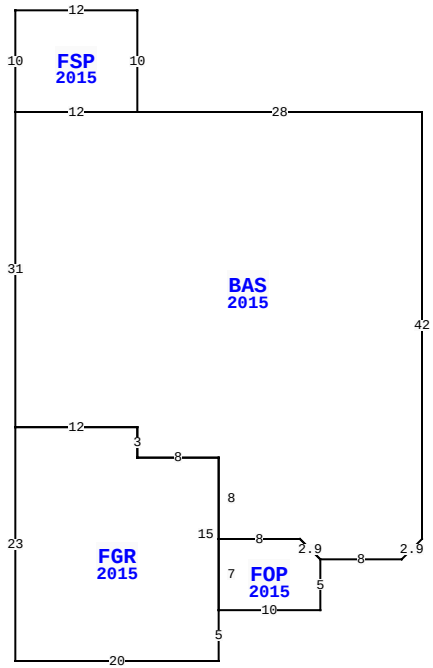
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,504	100	1,504	186,485
FGR	436	55	240	29,759
FOP	68	30	20	2,480
FSP	120	40	48	5,952
TOTALS	2,128		1,812	224,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,812	108.2050	128.49	232,824	2015	2015	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2021 Heated Area: 1504 HX Base Yr 2021



96159 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		224,675
TOTAL MARKET OB/XF VALUE		10,694
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		310,369
SOH/AGL Deduction		115,808
ASSESSED VALUE		194,561
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		139,561
TOTAL JUST VALUE		310,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530993	CO ISSUED	0	12/11/2015
B1530993	NEW CONSTR	192,630	08/01/2015
B1518639	NEW CONSTR	0	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2386/0295	8/21/2020	WD	Q	I	01	240,000
GRANTOR: MURCHISON JOHN S III						
GRANTEE: SWIFT MARK D & SHER						
2019/1882	12/18/2015	WD	Q	I	01	202,300
GRANTOR: AMELIA MARSHES LLC						
GRANTEE: MURCHISON JOHN S II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W28 FSP=[YR=2015] N10 W12 S10 E12$ W12 S31
FGR=[YR=2015] S23 E20 N5 FOP=[YR=2015] E10 N5 U2 L2 W8 S7$
N15 W8 N3 W12$ E12 S3 E8 S8 E8 D2 R2 E8 U2 R2 N42$.

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	1,054.00	SF	10.00	10.00	100	2015	2015	3	96	10,118	
2	0855	CONC PAVER	0	100	0	0	60.00	SF	10.00	10.00	100	2015	2015	3	96	576	

LAND DESCRIPTION

TOTAL OB/XF 10,694

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 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