

LOT 12
IN OR 1932/1909
MARSHES @ LANCEFORD PB 7/141

TILGHMAN MICHAEL AARON/PEACOCK RUTH MARIE
96093 WINDSOR DR
YULEE, FL 32097

2023

24-2N-28-1310-0012-0000



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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4078.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100	1,811	207,788
FGR	474	55	261	29,946
FOP	40	30	12	1,376
FOP	91	30	27	3,098
FUS	196	100	196	22,489

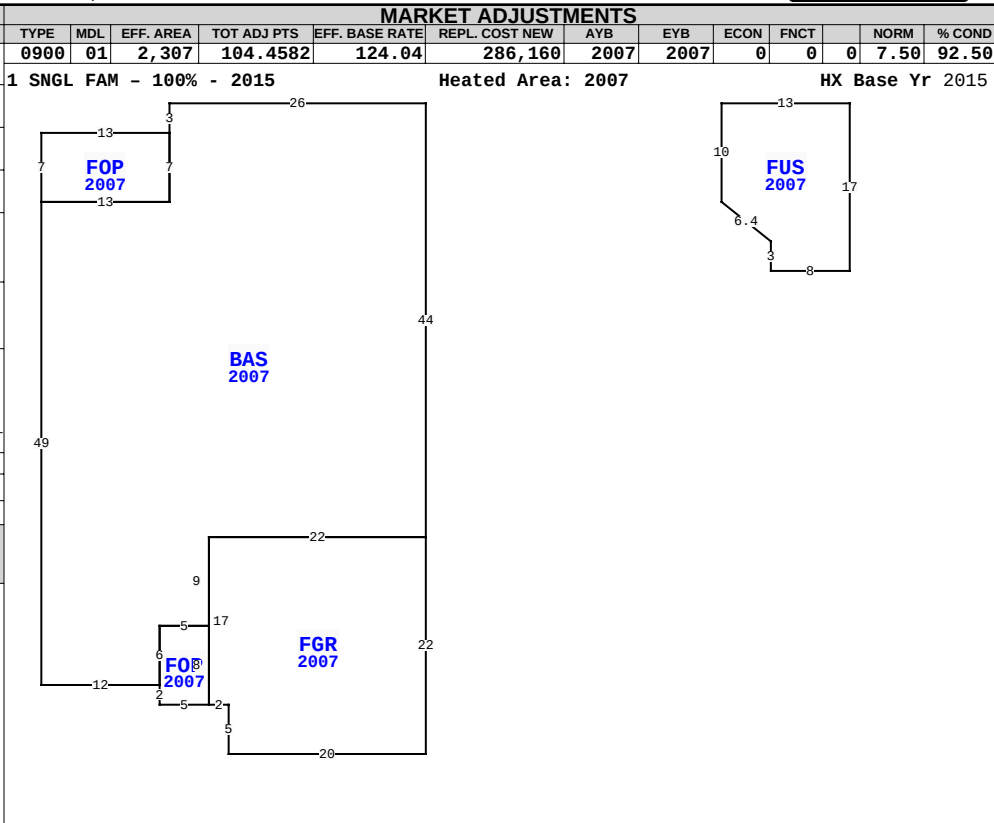
TOTALS	2,612		2,307	264,698
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EXTRA FEATURES

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	0855	CONC PAVER	0 100	0	0	646.00	SF	10.00	10.00	100	2007	2007	3	89	5,749	
2	0861	POOL GUNIT	0 100	0	0	537.00	SF	85.00	85.00	100	2011	2011	3	68	31,039	
3	0855	CONC PAVER	0 100	0	0	1,173.00	SF	10.00	10.00	100	2011	2011	3	93	10,909	
4	0476	VF 6 SBPL	0 100	0	0	204.00	LF	32.00	32.00	100	2011	2011	3	83	5,418	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



96093 WINDSOR DR, YULEE	BLD DATE 03/03/2023	NW	LGL DATE	
	XF DATE 01/22/2008	RK	LAND DATE	06/13/2023
	INC DATE		AG DATE	MLU

TOTAL OB/XF																53,115
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		264,698
TOTAL MARKET OB/XF VALUE		53,115
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		392,813
SOH/AGL Deduction		160,415
ASSESSED VALUE		232,398
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		182,398
TOTAL JUST VALUE		392,813
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13220	MECH OTHER	0	08/01/2007
P12619	OTHER	0	08/01/2007
C20213	CO ISSUED	0	07/01/2007
B20213	NEW CONSTR	302,290	07/01/2007
E19684	ELEC OTHER	1,900	07/01/2007
R10559	REPAIR/RRF	1,500	07/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1932/1909	8/18/2014	WD	Q	I	01	263,800	
GRANTOR: *CONFIDENTIAL*							
GRANTEE: TILGHMAN MICHAEL AA							
1563/1909	4/29/2008	WD	Q	I		226,000	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: CONFIDENTIAL							

BUILDING NOTES							

BUILDING DIMENSIONS

BAS=[YR=2007] W26 S3 FOP=[YR=2007] W13 S7 E13 N7 \$ S7 W13
S49 E12 FOP=[YR=2007] S2 E5 FGR=[YR=2007] E2 S5 E20 N22 W22
S17 \$ N8 W5 S6 \$ N6 E5 N9 E22 N44 \$ PTR= E30 FUS=[YR=2007]
E13 S17 W8 N3 U4 L5 N10 \$ W30 \$.