LOT 18
IN OR 1681/1769
MARSHES @ LANCEFORD PB 7/141

CLARK JAMES D JR
86096 RUBIN DAVIS LN
YULEE, FL 32097

2023

24-2N-28-1310-0018-0000

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	03	CONC FINSH 70
Interior Floo	11	CLAY TILE 30
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

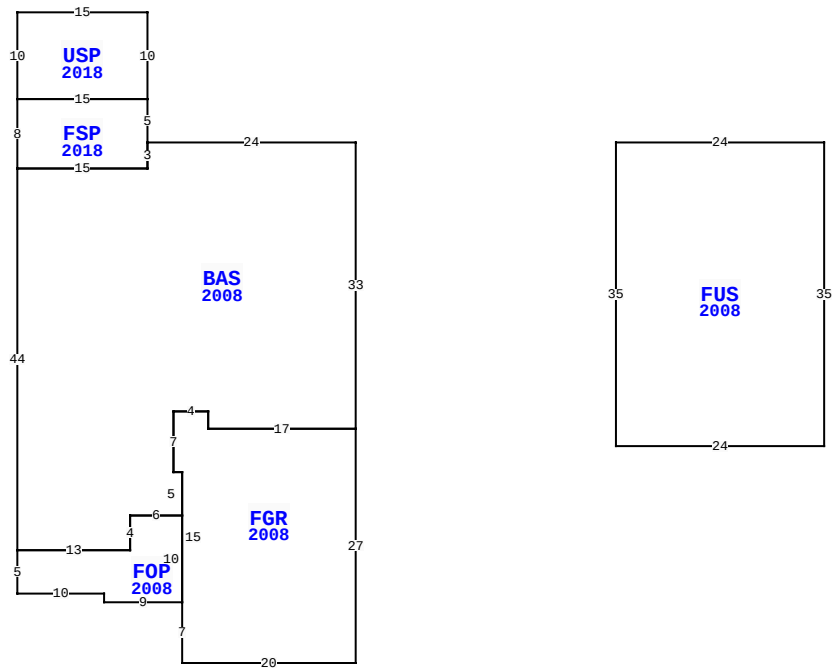
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4078.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,471	100	1,471	159,567
FGR	553	55	304	32,977
FOP	128	30	38	4,122
FSP	120	40	48	5,207
FUS	840	100	840	91,120
USP	150	30	45	4,882
TOTALS	3,262		2,746	297,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,746	98.2224	116.64	320,293	2008	2008	0	0	0	7.00	93.00

1 SNGL FAM – 0% - 2023 Heated Area: 2311 HX Base Yr



96015 WINDSOR DR, YULEE

BLD DATE	03/03/2023	NW	LGL DATE		
XF DATE	02/23/2009	RK	LAND DATE	06/13/2023	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	297,872
TOTAL MARKET OB/XF VALUE	7,987
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	380,859
SOH/AGL Deduction	0
ASSESSED VALUE	380,859
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	380,859
TOTAL JUST VALUE	380,859
NCON VALUE	305,859
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21743	CO ISSUED	0	01/22/2009
E21297	NEW CONSTR	2,250	10/01/2008
M14183	H/AC	0	10/01/2008
P13462	OTHER	0	09/01/2008
B21743	NEW CONSTR	275,765	07/01/2008
R11441	REPAIR/RRF	1,500	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1681/1769	5/07/2010	WD	Q	I	01	210,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CLARK JAMES D JR						
1509/0145	6/29/2007	WD	U	V	19	1,102,400
GRANTOR: D F MILLER PARTNERSHI						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W24 FSP=[YR=2018] N5 USP=[YR=2018] N10 W15 S10 E15$ W15 S8 E15 N3 $ S3 W15 S44 FOP=[YR=2008] S5 E10 S1 E9 FGR=[YR=2008] S7 E20 N27 W17 N2 W4 S7 E1 S15 $ N10 W6 S4 W13 $E13 N4 E6 N5 W1 N7E4 S2 E17 N33 $ PTR= E30 FUS=[YR=2008] E24 S35 W24 N35 $ 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	0	0	0	592.00	SF	10.00	10.00	100	2008	2008	3	90	5,328	
2	0476	VF 6 SBPL	0	0	0	0	84.00	LF	32.00	32.00	100	2014	2014	3	89	2,392	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	89	267	

LAND DESCRIPTION

TOTAL OB/XF 7,987

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 03/26/2020 BY KWP Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS