LOT 19
MARSHES @ LANCEFORD PB 7/141

JOHNSON JOHN & MOLLIE
96016 ASHFORD COURT
YULEE, FL 32097

2023

24-2N-28-1310-0019-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

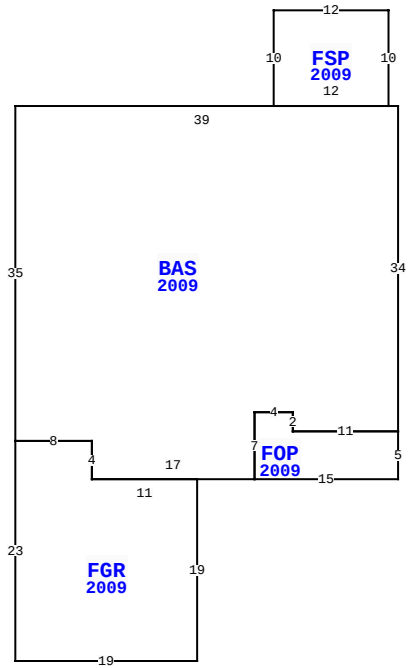
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4078.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,445	100	1,445	181,071
FGR	393	55	216	27,066
FOP	83	30	25	3,133
FSP	120	40	48	6,015
TOTALS	2,041		1,734	217,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,734	112.8600	134.02	232,391	2009	2009	0	0	0	6.50	93.50

1 SNGL FAM – 0% - 0 Heated Area: 1445 HX Base Yr



96016 ASHFORD CT, 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	217,286
TOTAL MARKET OB/XF VALUE	10,444
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	302,730
SOH/AGL Deduction	62,115
ASSESSED VALUE	240,615
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,615
TOTAL JUST VALUE	302,730
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14727	MECH OTHER	0	08/01/2009
C0922690	CO ISSUED	0	07/01/2009
E21951	ELEC OTHER	4,000	07/01/2009
P13847	OTHER	0	07/01/2009
B22690	NEW CONSTR	135,102	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2310/1287	10/02/2019	WD	Q	I	01	221,000
GRANTOR: WARD JOSHUA B & KRIST						
GRANTEE: JOHNSON JOHN & MOLL						
1925/0521	6/18/2014	QC	U	I	11	100
GRANTOR: WARD JOSHUA B & JORDA						
GRANTEE: WARD JOSHUA B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W1 FSP=[YR=2009] N10 W12 S10 E12 $ W39 S35
FGR=[YR=2009] S23 E19 N19 W11 N4 W8 $ E8 S4 E17
FOP=[YR=2009] E15 N5 W11 N2 W4 S7 $ N7 E4 S2 E11 N34 $.

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	0476	VF 6 SBPL	0	0	0	0	144.00	LF	32.00	32.00	100	2009	2009	3	78	3,594	
2	0855	CONC PAVER	0	0	0	0	727.00	SF	10.00	10.00	100	2009	2009	3	91	6,616	
3	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2009	2009	3	78	234	

LAND DESCRIPTION

TOTAL OB/XF 10,444

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 08/09/2018 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS