LOT 20
IN OR 2002/842
MARSHES @ LANCEFORD PB 7/141

HOY CYNTHIA
96024 ASHFORD CT
YULEE, FL 32097

2023

24-2N-28-1310-0020-0000

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 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		N/A 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

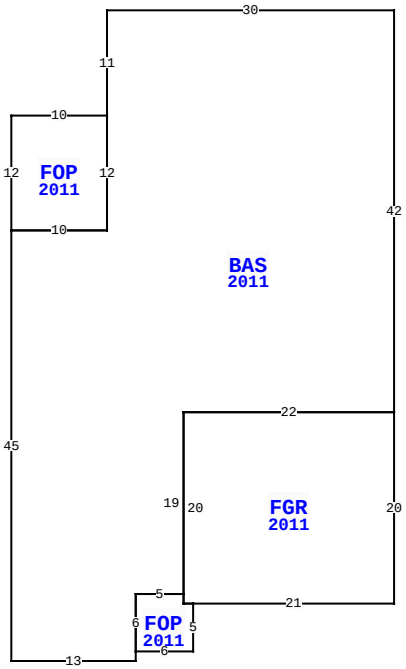
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4078.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,883	100	1,883	220,134
FGR	440	55	242	28,291
FOP	35	30	10	1,169
FOP	120	30	36	4,209
TOTALS	2,478		2,171	253,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,171	104.1789	123.71	268,574	2011	2011	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2016 Heated Area: 1883 HX Base Yr 2016



96024 ASHFORD CT, 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		253,802
TOTAL MARKET OB/XF VALUE		6,296
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		335,098
SOH/AGL Deduction		128,164
ASSESSED VALUE		206,934
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		156,934
TOTAL JUST VALUE		335,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22936	CO ISSUED	0	02/25/2011
E22919	NEW CONSTR	0	09/01/2010
E22407	ELEC OTHER	0	02/01/2010
M15060	MECH OTHER	0	02/01/2010
P14120	OTHER	0	01/01/2010
B0922936	NEW CONSTR	200,475	10/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2002/0842	9/04/2015	WD	U	I	38	175,000
GRANTOR: BRANNON JASON G & LAU						
GRANTEE: HOY CYNTHIA						
1726/1538	3/01/2011	WD	Q	I	02	189,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BRANNON JASON G & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W30 S11 FOP=[YR=2011] W10 S12 E10 N12 $ S12 W10 S45 E13 N1 FOP=[YR=2011] E6 N5 FGR=[YR=2011] E21 N20 W22 S20 E1 $ W1 N1 W5 S6 $ N6 E5 N19 E22 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	677.00	SF	10.00	10.00	100	2011	2011	3	93	6,296	

LAND DESCRIPTION

TOTAL OB/XF 6,296

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	000134	C	SFR POND	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 08/09/2018 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS