LOT 22
MARSHES @ LANCEFORD PB 7/141

LAWLER EDITH & FRANK D
96044 ASHFORD CT
YULEE, FL 32097

2023

24-2N-28-1310-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

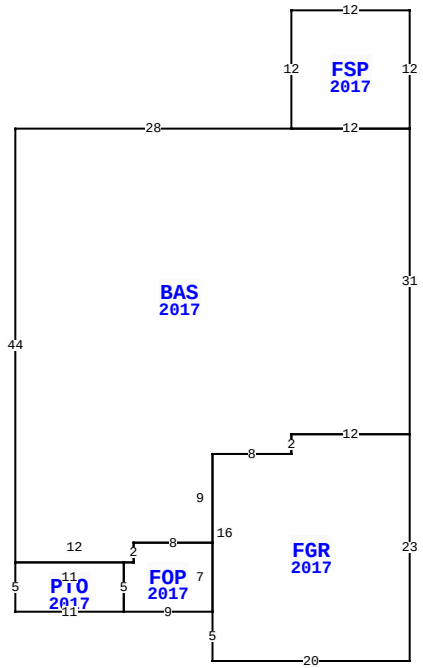
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,500	100	1,500	196,004
FGR	444	55	244	31,883
FOP	61	30	18	2,352
FSP	144	40	58	7,579
PTO	55	5	3	392
TOTALS	2,204		1,823	238,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,823	112.8600	134.02	244,318	2017	2017	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2021 Heated Area: 1500 HX Base Yr 2021



96044 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		238,210
TOTAL MARKET OB/XF VALUE		9,124
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		322,334
SOH/AGL Deduction		97,131
ASSESSED VALUE		225,203
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		170,203
TOTAL JUST VALUE		322,334
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633643	CO ISSUED	0	04/28/2017
B1633643	NEW CONSTR	193,343	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2418/1304	12/18/2020	WD	Q	I	02	275,000
GRANTOR: AGINSKY DAVID A & DON						
GRANTEE: LAWLER EDITH & FRAN						
2163/0353	12/04/2017	WD	U	I	11	100
GRANTOR: AGINSKY DAVID A & DON						
GRANTEE: AGINSKY DAVID A & D						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W 12 S12 BAS=[YR=2017] W28 S44 PTO=[YR=2017] S5 E11 FOP=[YR=2017] E9 FGR=[YR=2017] S5 E20 N23 W12 S2 W8 S16$ N7 W8 S2 W1 S5$ N5 W11 $ E12 N2 E8 N9 E8 N2 E12 N31 W12$ E12 N12$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	98	3,430	
2	0855	CONC PAVER	0	100	13	3	39.00	SF	10.00	10.00	100	2017	2017	3	97	378	
3	0855	CONC PAVER	0	100	0	0	548.00	SF	10.00	10.00	100	2017	2017	3	97	5,316	

LAND DESCRIPTION

TOTAL OB/XF 9,124

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