LOT 23
IN OR 1686/43
MARSHES @ LANCEFORD PB 7/141

STUCKEY ERNEST G & ROBYN L
96054 ASHFORD COURT
YULEE, FL 32097

2023

24-2N-28-1310-0023-0000

BUILDING CHARACTERISTICS

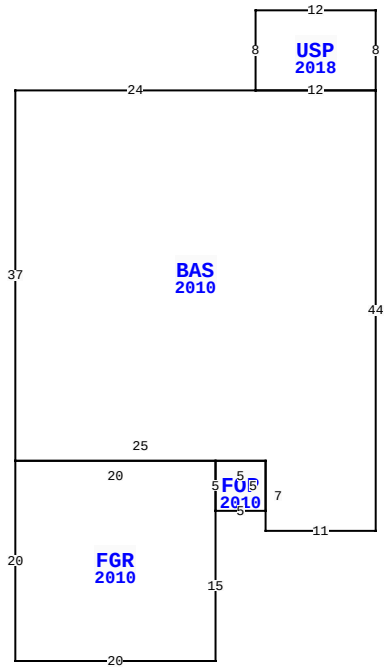
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,409	100	1,409	171,677
FGR	400	55	220	26,805
FOP	25	30	8	975
USP	96	30	29	3,533
TOTALS	1,930		1,666	202,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,666	109.1550	129.62	215,947	2010	2010	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2011 Heated Area: 1409 HX Base Yr 2011



96054 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		202,990
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		285,490
SOH/AGL Deduction		201,242
ASSESSED VALUE		84,248
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		34,248
TOTAL JUST VALUE		285,490
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1807936	SCRN ENCLSRE	2,676	08/03/2018
C23541	CO ISSUED	0	06/23/2010
M15309	H/AC	0	05/01/2010
P14261	OTHER	0	05/01/2010
B23541	NEW CONSTR	154,353	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1686/0043	6/25/2010	WD	Q	I	01	156,600
GRANTOR: PERFECT FIT BUILDERS						
GRANTEE: STUCKEY ERNEST G &						
1673/0666	4/23/2010	WD	Q	V	01	50,000
GRANTOR: D F MILLER PARTNERSHI						
GRANTEE: PERFECT FIT BUILDER						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2018] W12 S8 BAS=[YR=2010] W24 S37 FGR=[YR=2010] S20 E20 N15 FOP=[YR=2010] E5 N5 W5 S5 $ N5 W20 $ E25 S7 E11 N44 W12 $ E12 N8 $.

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	644.00	SF	10.00	10.00	100	2010	2010	3	92	5,925	
2	0462	ST/AL FNC	0	100	0	0	120.00	SF	10.00	10.00	100	2012	2012	3	71	852	
3	0479	VF PICKET	0	100	0	0	85.00	LF	10.00	10.00	100	2012	2012	3	85	723	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 10/22/2018 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS