

LOT 24
IN OR 2059/737
MARSHES @ LANCEFORD PB 7/141

SEDA WILLIAM G/RIVERA SONIA I
96064 ASHFORD CT
YULEE, FL 32097

2023

24-2N-28-1310-0024-0000



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	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	1,759	100	1,759	220,326
FGR	441	55	243	30,438
FOP	120	30	36	4,510
FOP	160	30	48	6,012
TOTALS	2,480		2,086	261,284

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	10	4	40.00	SF	10.00	10.00	100	2016
2	0855	CONC PAVER	0 100	0	0	648.00	SF	10.00	10.00	100	2016
3	0476	VF 6 SBPL	0 100	0	0	121.00	LF	32.00	32.00	100	2016
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2016

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,086	108.7408	129.13	269,365	2016	2016	0	0	3.00	97.00
1 SNGL FAM - 100% - 2017 Heated Area: 1759 HX Base Yr 2017											
96064 ASHFORD CT, YULEE											

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/13/2023
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		261,284	
TOTAL MARKET OB/XF VALUE		10,788	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		347,072	
SOH/AGL Deduction		133,290	
ASSESSED VALUE		213,782	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		163,782	
TOTAL JUST VALUE		347,072	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		290,610	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631980	CO ISSUED	0	07/14/2016
B1631980	NEW CONSTR	224,217	03/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2059/0737	7/15/2016	WD Q	I	01	
GRANTOR: AMELIA MARSHES LLC					
GRANTEE: SEDA WILLIAM G & SO					
1746/1751	6/28/2011	WD U	V	12	
GRANTOR: D F MILLER PARTNERSHI					
GRANTEE: AMELIA MARSHES LLC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2016] W20 BAS=[YR=2016] W20 S43 FGR=[YR=2016] S21 E20 N4 FOP=[YR=2016] E20 N6 W20 S6\$ N20 W7 S3 W13\$ E13 N3 E7 S14 E20 N46 W20 N8\$ S8 E20 N8\$.											