LOT 25
MARSHES @ LANCEFORD PB 7/141

ALDENDERFER CHARLES ERIC/RODGERS MAETHEA ALORE
96068 ASHFORD CT
YULEE, FL 32097

2023

24-2N-28-1310-0025-0000

BUILDING CHARACTERISTICS

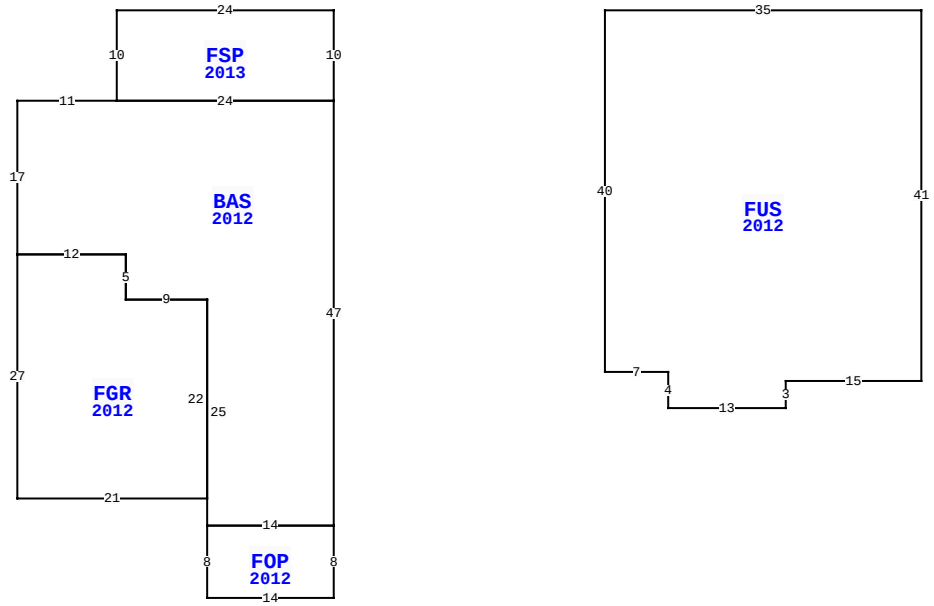
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,060	100	1,060	119,813
FGR	522	55	287	32,440
FOP	112	30	34	3,843
FSP	240	40	96	10,851
FUS	1,467	100	1,467	165,817
TOTALS	3,401		2,944	332,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,944	100.1946	118.98	350,277	2012	2012	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2020 Heated Area: 2527 HX Base Yr 2020



96068 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		332,763
TOTAL MARKET OB/XF VALUE		12,057
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		419,820
SOH/AGL Deduction		139,892
ASSESSED VALUE		279,928
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		229,928
TOTAL JUST VALUE		419,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326909	SCREEN	1,170	02/01/2013
C011713	CO ISSUED	0	01/17/2013
E24925	NEW CONSTR	0	04/01/2012
E24935	NEW CONSTR	0	04/01/2012
M17070	H/AC	0	04/01/2012
P15811	NEW CONSTR	0	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2303/1616	9/13/2019	WD	Q	I	01	300,000
GRANTOR: SMITH CHROMER A & SUE						
GRANTEE: ALDENDERFER CHARLES						
2041/0172	4/18/2016	WD	Q	I	01	265,000
GRANTOR: STAMBERSKY KRISTIN K						
GRANTEE: SMITH CHROMER ALBER						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W24 S10 BAS=[YR=2012] W11 S17 FGR=[YR=2012] S27 E21N22 W9 N5 W12 $ E12 S5 E9 S25 FOP=[YR=2012] S8 E14 N8 W14 $ E14 N47 W24 $ E24 N10 $ PTR= E30 FUS=[YR=2012] E35 S41 W15 S3 W13 N4 W7 N40 $ W30 $.

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	634.00	SF	10.00	10.00	100	2012	2012	3	94	5,960	
2	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	100	2013	2013	3	87	3,007	
3	0469	VF LATTIC	0	100	0	0	66.00	SF	5.50	5.50	100	2013	2013	3	87	316	
4	0811	CONCRETE B	0	100	0	0	550.00	SF	5.20	5.20	100	2017	2017	3	97	2,774	

LAND DESCRIPTION

TOTAL OB/XF 12,057

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