

LOT 26
IN OR 2157/699
MARSHES @ LANCEFORD PB 7/141

COWART BILLY R & ANGELA
96076 ASHFORD COURT
YULEE, FL 32097

2023

24-2N-28-1310-0026-0000



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		2 100
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
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NEIGHBORHOOD/LOC	4078.00
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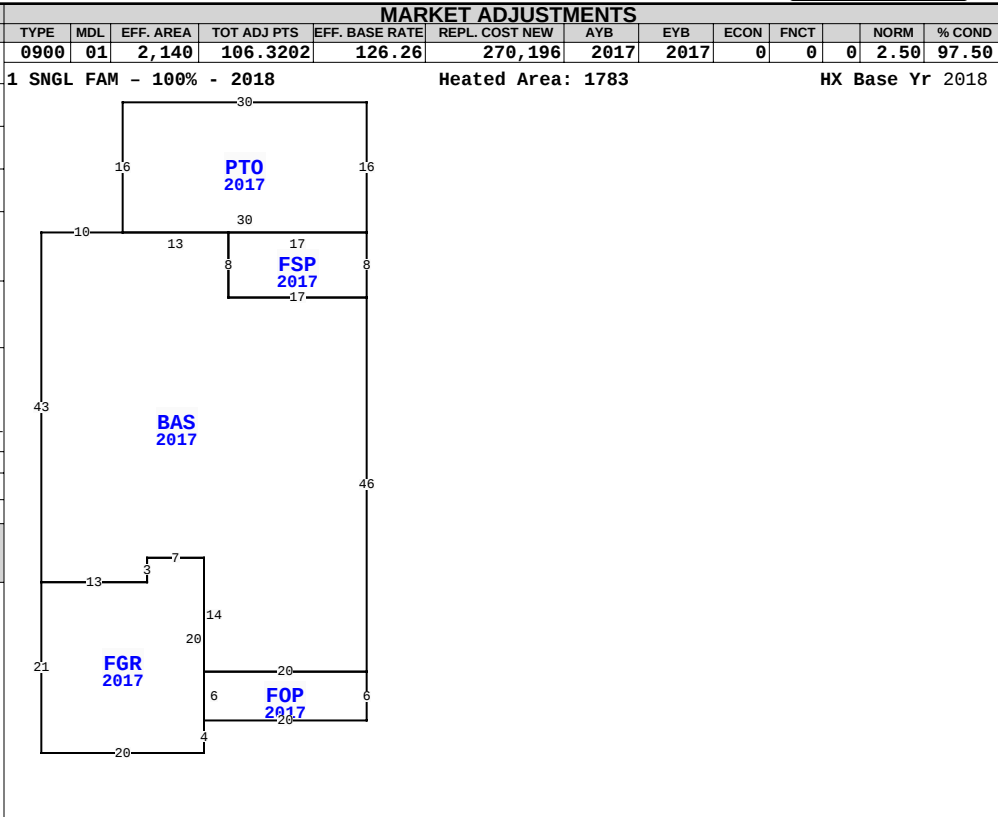
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,783	100	1,783	219,494
FGR	441	55	243	29,914
FOP	120	30	36	4,431
FSP	136	40	54	6,648
PTO	480	5	24	2,954

TOTALS	2,960		2,140	263,441
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0855	CONC PAVER	0 100	0	0	688.00	SF	10.00	10.00
3	0476	VF 6 SBPL	0 100	0	0	120.00	LF	32.00	32.00
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

REVIEW DATE 08/09/2018 BY KWX



96076 ASHFORD CT, YULEE	BLD DATE 03/03/2023 NW	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
13,540									

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13,540									

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					263,441				
TOTAL MARKET OB/XF VALUE					13,540				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					351,981				
SOH/AGL Deduction					183,736				
ASSESSED VALUE					168,245				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					118,245				
TOTAL JUST VALUE					351,981				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					293,434				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1703873	CO ISSUED	0	11/08/2017
B1703873	NEW CONSTR	229,691	05/02/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2157/0699	11/09/2017	WD	Q	I	01	235,700	
GRANTOR: AMELIA MARSHES LLC							
GRANTEE: COWART BILLY R & AN							
1746/1751	6/28/2011	WD	U	V	12	693,000	
GRANTOR: D F MILLER PARTNERSHI							
GRANTEE: AMELIA MARSHES LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2017] W30 S16 BAS=[YR=2017] W10 S43 FGR=[YR=2017] S21 E20 N4 FOP=[YR=2017] E20 N6 W20 S6\$ N20 W7 S3 W13\$ E13 N3 E7 S14 E20 N46 FSP=[YR=2017] N8 W17 S8 E17\$ W17 N8 W13\$ E30 N16\$.									