LOT 31
ESMT PT OR 1569/134
MARSHES @ LANCEFORD PB 7/141

BROWN WINSTON
96190 ASHFORD CT
YULEE, FL 32097

2023

24-2N-28-1310-0031-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

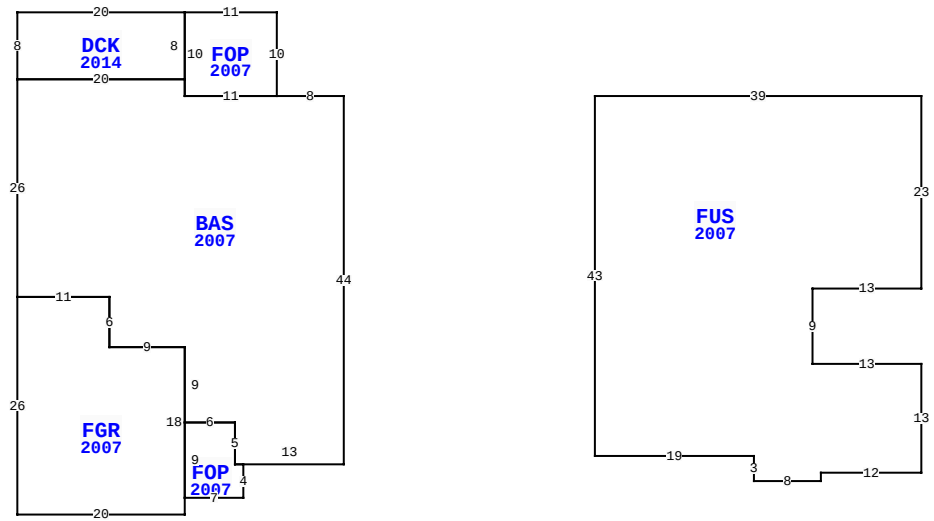
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4078.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1,380	159,677
DCK	160	10	16	1,851
FGR	466	55	256	29,621
FOP	58	30	17	1,967
FOP	110	30	33	3,818
FUS	1,608	100	1,608	186,059
TOTALS	3,782		3,310	382,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,310	105.3400	125.09	414,048	2007	2007	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2017 Heated Area: 2988 HX Base Yr 2017



96190 ASHFORD CT, YULEE

BLD DATE			LGL DATE	
XF DATE	12/17/2007	RK	LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		382,994
TOTAL MARKET OB/XF VALUE		10,242
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		498,236
SOH/AGL Deduction		183,370
ASSESSED VALUE		314,866
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		264,866
TOTAL JUST VALUE		498,236
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008352	REMODEL	40,000	10/01/2022
95696-6	DOCK REPAIR	0	12/14/2018
M13305	MECH OTHER	0	09/01/2007
C20354	CO ISSUED	0	08/01/2007
E19879	ELEC OTHER	2,300	08/01/2007
R10613	REPAIR/RRF	1,500	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2445/0289	3/05/2021	QC	U	I	11	100
GRANTOR: BROWN WINSTON & HEATH						
GRANTEE: BROWN WINSTON						
2046/0898	5/16/2016	WD	Q	I	01	325,000
GRANTOR: SCHOEN SUSANNE D & JO						
GRANTEE: BROWN WINSTON & HEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W8 FOP=[YR=2007] N10 W11 DCK=[YR=2014] W20 S8 E20 N8$ S10 E11 $ W11 N2 W20 S26 FGR=[YR=2007] S26 E20 N2 FOP=[YR=2007] E7 N4 W1 N5 W6 S9 $ N18 W9 N6 W11 $ E11 S6 E9 S9 E6 S5 E13 N44 $ PTR=E30 FUS=[YR=2007] E39 S23W13 S9 E13 S13 W12 S1 W8 N3 W19 N43 $ 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	577.00	SF	10.00	10.00	100	2007	2007	3	89	5,135	
2	0462	ST/AL FNC	0	100	0	0	912.00	SF	10.00	10.00	100	2008	2008	3	56	5,107	

LAND DESCRIPTION

TOTAL OB/XF 10,242

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	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 12/21/2020 BY KW Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/02/2023 BY SYS