

LOT 35
ESMT PT OR 1569/134
MARSHES @ LANCEFORD PB 7/141

PILKERTON LYNNE/MASON MARK
96076 WINDSOR DRIVE
YULEE, FL 32097

2023

24-2N-28-1310-0035-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 80
Interior Floo	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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	2,463	100	2,463	299,547
FGR	462	55	254	30,891
FOP	45	30	14	1,703
FSP	198	40	79	9,608
TOTALS	3,168		2,810	341,750

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVR	0	0	0	0	516.00	SF	10.00
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0462	ST/AL FNC	0	0	0	0	480.00	SF	10.00
4	0462	ST/AL FNC	0	0	0	0	288.00	SF	5.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,810	110.7168	131.48	369,459	2007	2007	0	0	0	7.50	92.50	
1 SNGL FAM - 0% - 0 Heated Area: 2463 HX Base Yr													
96076 WINDSOR DR, YULEE													
BLD DATE 03/03/2023 NW LGL DATE 06/13/2023 MLU XF DATE 12/17/2007 RK LAND DATE INC DATE AG DATE													

TOTAL OB/XF 11,306													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		341,750	
TOTAL MARKET OB/XF VALUE		11,306	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		428,056	
SOH/AGL Deduction		35,106	
ASSESSED VALUE		392,950	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		392,950	
TOTAL JUST VALUE		428,056	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		357,227	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20387	CO ISSUED	0	06/22/2009
B22564	XFOB	2,000	06/01/2009
E19938	ELEC OTHER	1,900	09/01/2007
M13281	MECH OTHER	0	09/01/2007
R10637	REPAIR/RRF	1,500	08/01/2007
B20387	NEW CONSTR	350,000	08/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2449/0187	4/01/2021	WD Q	I	01	
GRANTOR: BEALL JOHN NICHOLAS					
GRANTEE: PILKERTON LYNNE & M					
1843/0549	2/25/2013	WD Q	I	02	
GRANTOR: FLORES ANGELA					
GRANTEE: BEALL JOHN NICHOLAS					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W15 FSP=[YR=2007] W22 S10 E13 U3 R3 E6 N7 \$ S7 W6 D3 L3 W13 N10 W12 S53 E10 FOP=[YR=2007] S5 E9 N5 W9 \$ E18 S3 FGR=[YR=2009] S22 E21 N22 W21\$ E21 N56\$.									