

LOT 36
ESMT PT OR 1569/134
MARSHES @ LANCEFORD PB 7/141

BRADBERRY CHRISTOPHER F/EAST JULIA N
96090 WINDSOR DR
YULEE, FL 32097

2023

24-2N-28-1310-0036-0000



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	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
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	

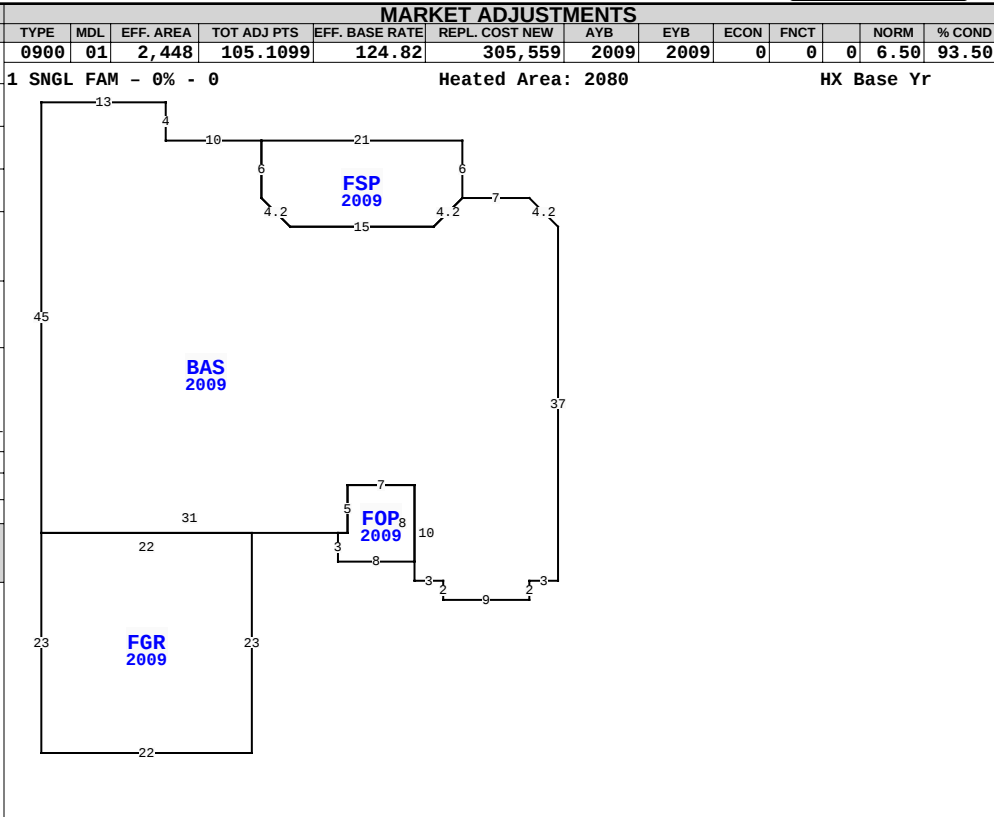
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,080	100	2,080	242,750
FGR	506	55	278	32,445
FOP	59	30	18	2,101
FSP	180	40	72	8,403

TOTALS	2,825	2,448	285,698
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	0	0	0	664.00	SF	10.00
3	0462	ST/AL FNC	0	0	0	0	696.00	SF	10.00

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

REVIEW DATE	08/10/2018	BY	KWX
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96090 WINDSOR DR, YULEE	BLD DATE 03/03/2023 NW	LGL DATE 06/13/2023	MLU
	XF DATE	LAND DATE	
	INC DATE	AG DATE	

96090 WINDSOR DR, YULEE				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	2009	2009	3	94	3,290		
664.00	SF	10.00	10.00	100	2009	2009	3	91	6,042		
696.00	SF	10.00	10.00	100	2010	2010	3	64	4,454		

TOTAL OB/XF										13,786		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00		

Market: 0	Agricultural: 0	Common: 75,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		285,698	
TOTAL MARKET OB/XF VALUE		13,786	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		374,484	
SOH/AGL Deduction		31,602	
ASSESSED VALUE		342,882	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		342,882	
TOTAL JUST VALUE		374,484	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		311,711	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2003819	H/AC	2,200	06/01/2020
C21833	CO ISSUED	0	04/02/2009
E21299	NEW CONSTR	2,100	10/01/2008
M14195	H/AC	0	10/01/2008
P13458	OTHER	0	09/01/2008
R11506	REPAIR/RRF	1,500	08/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2522/1474	12/17/2021	WD	Q	I	01
GRANTOR: PHILLIPS DAVID & NATA					
GRANTEE: BRADBERRY CHRISTOPH					
2365/0179	5/30/2020	WD	Q	I	01
GRANTOR: TABER CAROL					
GRANTEE: PHILLIPS DAVID & NA					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2009] U3 L3 W7 FSP=[YR=2009] N6 W21 S6 D3 R3 E15 U3 R3 \$ D3 L3 W15 U3 L3 N6 W10 N4 W13 S45 FGR=[YR=2009] S23 E22 N23 W22 \$ E31 FOP=[YR=2009] S3 E8 N8 W7 S5 W1 \$ E1 N5 E7 S10 E3 S2 E9 N2 E3 N37 \$.					