LOT 38
ESMT PT OR 1569/134
MARSHES @ LANCEFORD PB 7/141

STECH MARK P & ROBIN L
96108 WINDSOR DR
YULEE, FL 32097

2023

24-2N-28-1310-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

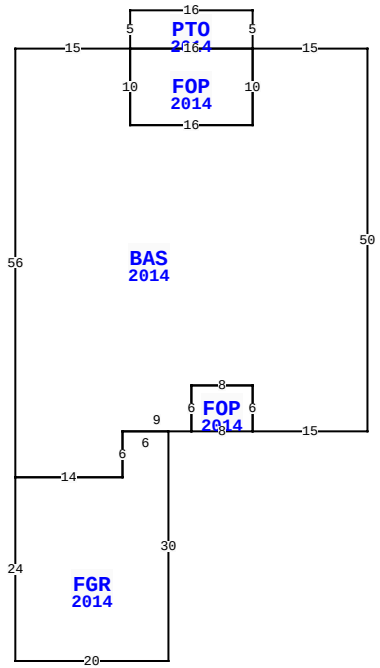
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,176	100	2,176	271,711
FGR	516	55	284	35,462
FOP	48	30	14	1,748
FOP	160	30	48	5,993
PTO	80	5	4	499
TOTALS	2,980		2,526	315,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,526	109.5312	130.07	328,557	2014	2014	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2021 Heated Area: 2176 HX Base Yr 2021



96108 WINDSOR DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		315,415
TOTAL MARKET OB/XF VALUE		9,576
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		399,991
SOH/AGL Deduction		116,310
ASSESSED VALUE		283,681
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		233,681
TOTAL JUST VALUE		399,991
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327647	CO ISSUED	0	02/10/2014
B1327647	NEW CONSTR	257,925	09/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2380/0882	7/30/2020	WD	Q	I	02	314,000
GRANTOR: POLLOCK MARIE & NANCY						
GRANTEE: STECH MARK P & ROBI						
1902/1950	2/12/2014	WD	Q	I	01	204,900
GRANTOR: AMELIA MARSHES LLC						
GRANTEE: POLLOCK MARIE & NAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W15 PTO=[YR=2014] N5 W16 S5 E16
$FOP=[YR=2014] W16 S10 E16 N10 $ S10 W16 N10 W15 S56
FGR=[YR=2014] S24 E20 N30 W6 S6 W14 $ E14 N6 E9
FOP=[YR=2014] E8 N6 W8 S6 $ N6 E8 S6 E15 N50 $.

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	1,308.00	SF	7.00	7.00	100	2014	2014	3	95	8,698	
2	0752	USP	0	100	5	15	75.00	SF	15.00	15.00	100	2014	2014	3	78	878	

LAND DESCRIPTION

TOTAL OB/XF 9,576

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	000100	C	SFR	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 08/10/2018 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS