

LOT 41
IN OR 2216/954
ESMT PT OR 1569/134

HARPER CHARLES E IV & JENNIFER
96134 WINDSOR DR
YULEE, FL 32097

2023

24-2N-28-1310-0041-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	21 STONE 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 100
Units	0 100
Occupancy	00 NONE 100

Quality 04 Quality Level 04

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	2,265	100	2,265	301,302
FGR	597	55	328	43,633
FOP	296	30	89	11,839
FSP	264	40	106	14,100
STR	40	10	4	532

TOTALS 3,462 2,792 371,406

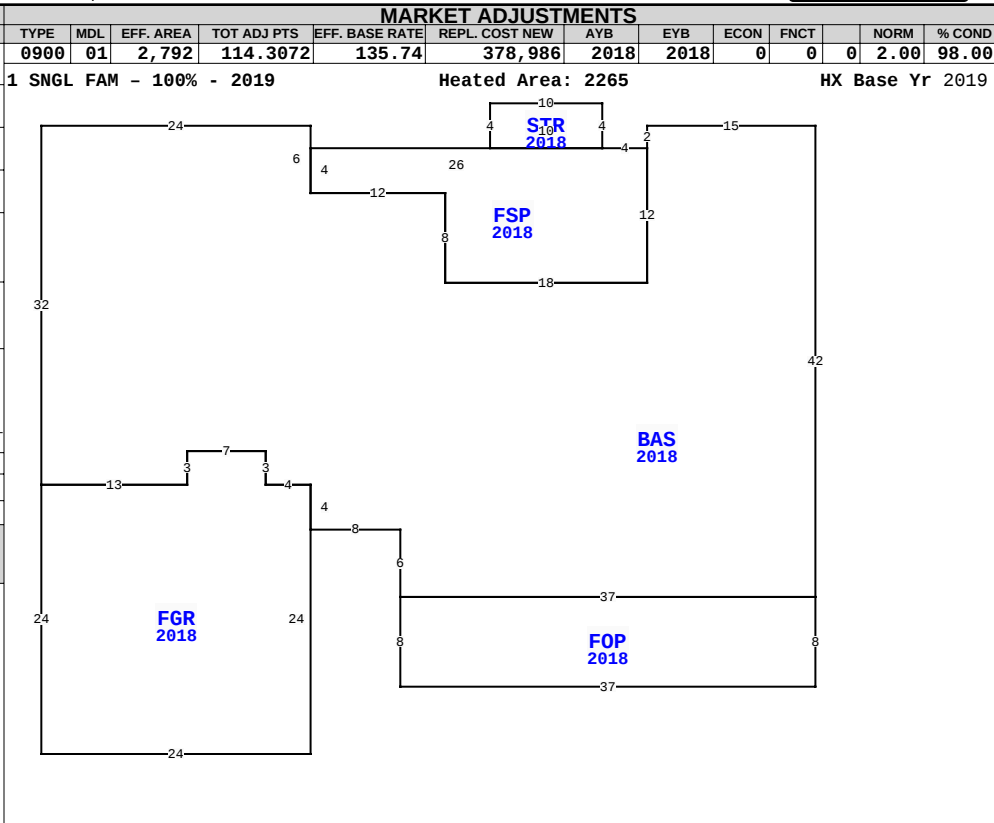
EXTRA FEATURES

L N	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	38 3	114.00	SF	10.00	10.00	100	2018	2018	3	98	1,117	
2	0855	CONC PAVER	0 100	0 0	830.00	SF	10.00	10.00	100	2018	2018	3	98	8,134	
3	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	99	3,465	
4	0861	POOL GUNIT	0 100	25 14	350.00	SF	85.00	85.00	100	2018	2018	3	90	26,775	
5	0855	CONC PAVER	0 100	0 0	895.00	SF	10.00	10.00	100	2018	2018	3	98	8,771	
6	0462	ST/AL FNC	0 100	222 0	888.00	SF	10.00	10.00	100	2018	2018	3	90	7,992	
7	0463	FENCE GATE	0 100	0 0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570	

LAND DESCRIPTION

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	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 08/09/2018 BY KW



96134 WINDSOR DR, YULEE

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

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TOTAL OB/XF 56,824

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	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							

Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		371,406
TOTAL MARKET OB/XF VALUE		56,824
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		533,230
SOH/AGL Deduction		236,625
ASSESSED VALUE		296,605
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		246,605
TOTAL JUST VALUE		533,230
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1708920	CO ISSUED	0	08/03/2019
B1801670	SWIM POOL	35,000	03/01/2018
B1708920	NEW CONSTR	299,889	10/10/2017

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2216/0954	8/03/2018	WD	Q	I	02	436,700

GRANTOR: AMELIA MARSHES LLC

GRANTEE: HARPER CHARLES E IV

1746/1751 6/28/2011 WD U V 12 693,000

GRANTOR: D F MILLER PARTNERSHI

GRANTEE: AMELIA MARSHES LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W15 S2 FSP=[YR=2018] W4 STR=[YR=2018] N4 W10

S4 E10\$ W26 S4 E12 S8 E18 N12\$ S12 W18 N8 W12 N6 W24 S32

FGR=[YR=2018] S24 E24 N24 W4 N3 W7 S3 W13\$ E13 N3 E7 S3 E4

S4 E8 S6 FOP=[YR=2018] S8 E37 N8 W37\$ E37 N42\$.

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