

LOT 42
ESMT PT OR 1569/134
MARSHES @ LANCEFORD PB 7/141

GOOD CHARLES & MONICA FAMILY TRUST/GOOD CHARLES T
862098 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2023

24-2N-28-1310-0042-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 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	2,169	100	2,169	290,368
FGR	582	55	320	42,839
FOP	196	30	59	7,899
FOP	200	30	60	8,032
TOTALS	3,147		2,608	349,139

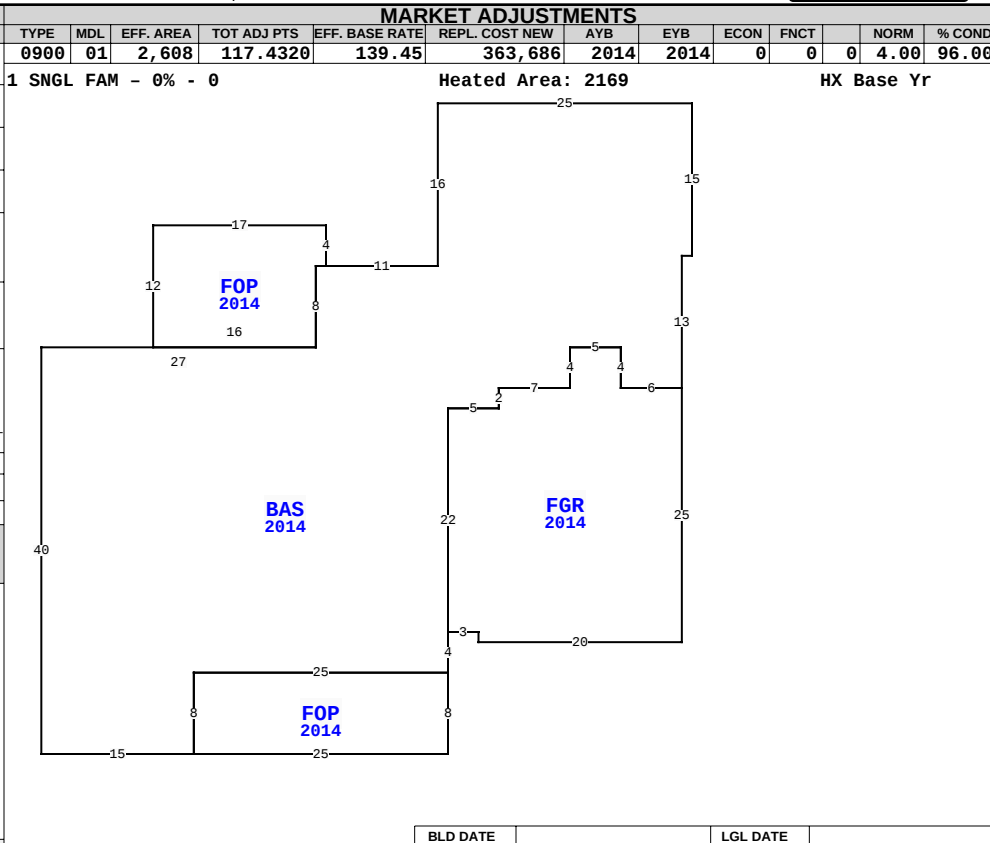
EXTRA FEATURES

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	97	3,395	
2	0855	CONC PAVER	0	0	0	0	776.00	SF	10.00	10.00	100	2014	2014	3	95	7,372	

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	0		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 KWX



96162 WINDSOR DR, YULEE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 10,767

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	0		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

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		349,139
TOTAL MARKET OB/XF VALUE		10,767
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		464,906
SOH/AGL Deduction		70,314
ASSESSED VALUE		394,592
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		394,592
TOTAL JUST VALUE		464,906
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428962	CO ISSUED	0	12/08/2014
B1428962	NEW CONSTR	272,893	06/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2513/0700	10/14/2021	TD U	I	I	11
GRANTOR: GOOD CHARLES T REVOCO					
GRANTEE: GOOD CHARLES & MONI					
2268/0071	4/15/2019	QC U	I	I	11
GRANTOR: GOOD CHARLES T & MONI					
GRANTEE: GOOD CHARLES T REVOCO					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W25 S16 W11 FOP=[YR=2014] N4 W17 S12 E16 N8 E1 \$ W1 S8 W27 S40 E15 FOP=[YR=2014] E25 N8 W25 S8 \$ N8 E25 N4 FGR=[YR=2014] E3 S1 E20 N25 W6 N4 W5 S4 W7 S2 W5 S22 \$ N22 E5 N2 E7 N4 E5 S4 E6 N13 E1 N15 \$.

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