

LOT 43
ESMT PT OR 1569/134
MARSHES @ LANCEFORD PB 7/141

MALEY GLENN M & BRENDA S L/E/
96180 WINDSOR DR
YULEE, FL 32097

2023

24-2N-28-1310-0043-0000



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 100
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	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

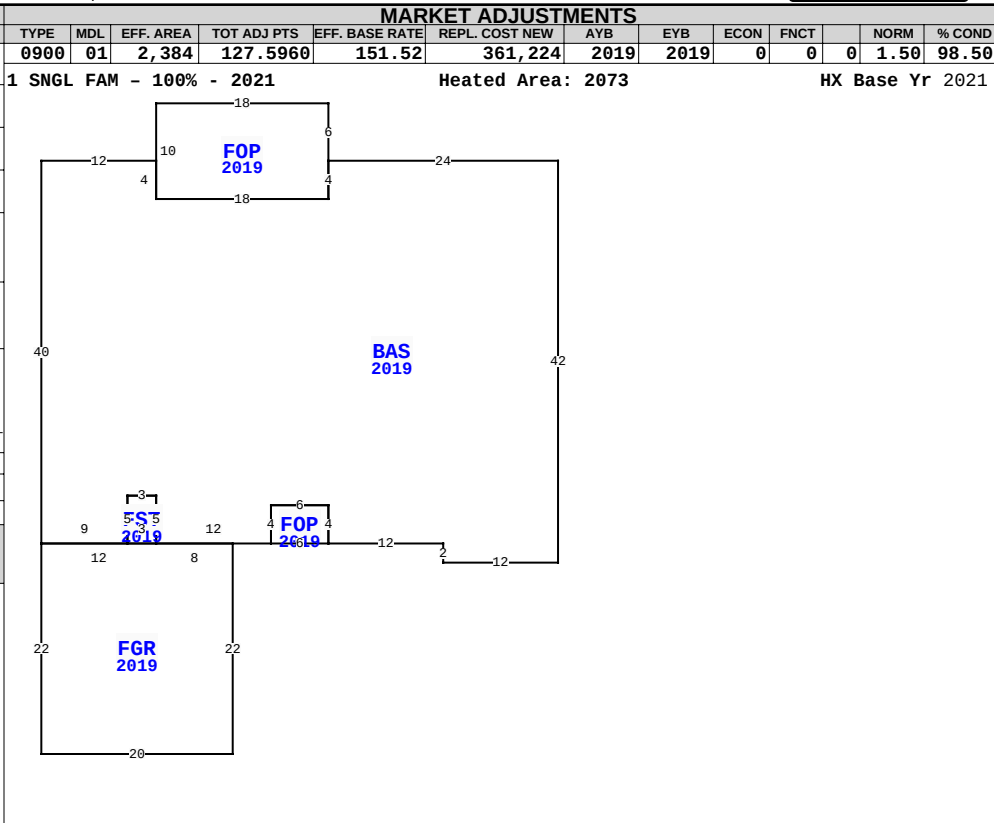
MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4078.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,073	100	2,073	309,389
FGR	440	55	242	36,118
FOP	24	30	7	1,045
FOP	180	30	54	8,059
FST	15	55	8	1,194

TOTALS	2,732		2,384	355,806
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	4	6	24.00	SF	10.00	
2	0855	CONC PAVER	0 100	0	0	983.00	SF	10.00	
3	0855	CONC PAVER	0 100	45	3	135.00	SF	10.00	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	



96180 WINDSOR DR, YULEE	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	4	6	24.00	SF	10.00	10.00	100	2019	2019	3	99	238	
2	0855	CONC PAVER	0 100	0	0	983.00	SF	10.00	10.00	100	2019	2019	3	99	9,732	
3	0855	CONC PAVER	0 100	45	3	135.00	SF	10.00	10.00	100	2019	2019	3	99	1,337	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	

LAND DESCRIPTION										TOTAL OB/XF										14,772	
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	LA VA				
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	1				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		355,806	
TOTAL MARKET OB/XF VALUE		14,772	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		475,578	
SOH/AGL Deduction		122,057	
ASSESSED VALUE		353,521	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		303,521	
TOTAL JUST VALUE		475,578	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		406,576	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1906291	CO ISSUED	0	01/08/2020
B1906291	NEW CONSTR	276,854	02/01/2019

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2637/1997	5/09/2023	LE	U	I	11	100			
GRANTOR:MALEY GLENN & BRENDA									
GRANTEE:MALEY JESSE ROSS									
2332/0956	1/15/2020	WD	Q	I	02	390,000			
GRANTOR:AMELIA MARSHES LLC									
GRANTEE:MALEY GLENN M & BRE									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W24 FOP=[YR=2019] N6 W18 S10 E18 N4\$ S4 W18 N4 W12 S40 FGR=[YR=2019] S22 E20 N22 W8 FST=[YR=2019] W3 N5 E3 S5\$ W12\$ E9 N5 E3 S5 E12 FOP=[YR=2019] E6 N4 W6 S4\$ N4 E6 S4E12 S2 E12 N42\$.									