LOT 46
IN OR 1622/1940
ESMT PT OR 1569/134

KICKER PAUL E & CYNTHIA C
96218 WINDSOR DRIVE
YULEE, FL 32097

2023

24-2N-28-1310-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

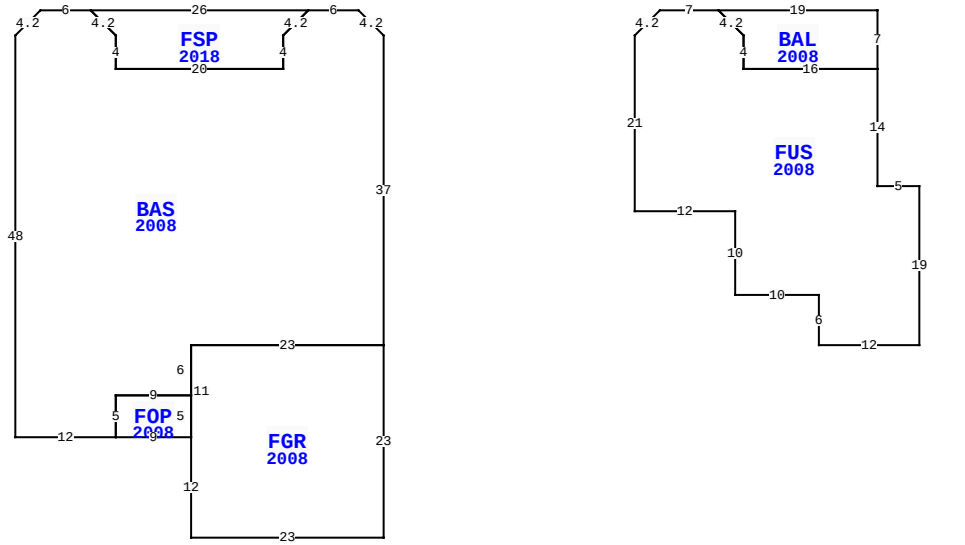
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAL	117	15	18	2,189
BAS	1,788	100	1,788	217,450
FGR	529	55	291	35,390
FOP	45	30	14	1,703
FSP	149	40	60	7,297
FUS	882	100	882	107,265
TOTALS	3,510		3,053	371,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,053	110.1240	130.77	399,241	2008	2008	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2015 Heated Area: 2670 HX Base Yr 2015



96218 WINDSOR DR, YULEE

BLD DATE	08/18/2008	RK	LGL DATE	06/13/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		371,294
TOTAL MARKET OB/XF VALUE		14,405
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		490,699
SOH/AGL Deduction		209,102
ASSESSED VALUE		281,597
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		226,597
TOTAL JUST VALUE		490,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1703215	SOLAR PV	22,260	05/01/2017
M13349	MECH OTHER	0	10/01/2007
E19936	ELEC OTHER	1,900	09/01/2007
C20407	CO ISSUED	0	08/01/2007
R10650	REPAIR/RRF	1,500	08/01/2007
B20407	NEW CONSTR	439,090	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1622/1940	5/28/2009	WD	Q	I	01	299,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: KICKER PAUL E & CYN						
1509/0145	6/29/2007	WD	U	V	19	1,102,328
GRANTOR: D F MILLER PARTNERSHI						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] U3 L3 W6 FSP=[YR=2018] W26 D3 R3 S4 E20 N4 U3 R3 $ D3 L3 S4 W20 N4 U3 L3 W6 D3 L3 S48 E12 FOP=[YR=2008] E9 FGR=[YR=2008] S12 E23 N23 W23 S11 $ N5 W9 S5 $ N5 E9 N6 E23 N37 $ PTR= E30 FUS=[YR=2008] R3 U3 E7 BAL=[YR=2008] E19 S7 W16 N4 U3 L3 $ D3 R3 S4 E16 S14 E5 S19 W12 N6 W10 N10 W12 N21 $ W30 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255	
2	0855	CONC PAVER	0	100	0	0	817.00	SF	10.00	10.00	100	2008	2008	3	90	7,353	
3	0855	CONC PAVER	0	100	0	0	144.00	SF	7.00	7.00	100	2009	2009	3	91	917	
4	0462	ST/AL FNC	0	100	0	0	480.00	SF	10.00	10.00	100	2009	2009	3	60	2,880	

LAND DESCRIPTION

TOTAL OB/XF 14,405

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	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 KWX Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/02/2023 BY SYS