

LOT 50  
IN OR 1797/541  
ESMT PT OR 1569/134

HUFFMAN CORNEL E & MARYANN L  
96276 WINDSOR DR  
YULEE, FL 32097

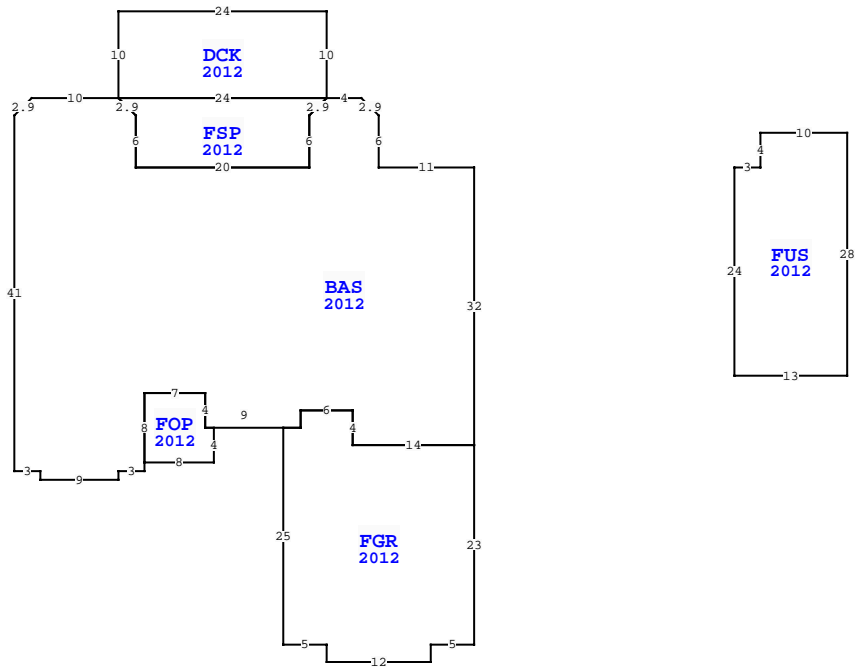
2023

24-2N-28-1310-0050-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
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	13	LVT/LAMNT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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
BAS	1,830	100	1,830
DCK	240	10	24
FGR	558	55	307
FOP	60	30	18
FSP	164	40	66
FUS	352	100	352
TOTALS	3,204		2,597
			336,371

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,597	114.8112	136.34	354,075	2012	2012	0	0	5.00	95.00
1 SNGL FAM - 100% - 2013										Heated Area: 2182	
										HX Base Yr 2013	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			336,371
TOTAL MARKET OB/XF VALUE			11,970
TOTAL LAND VALUE - MARKET			105,000
TOTAL MARKET VALUE			453,341
SOH/AGL Deduction			216,677
ASSESSED VALUE			236,664
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			181,664
TOTAL JUST VALUE			453,341
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			388,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701775	SOLAR PANELS	24,721	04/01/2017
B25284	CO ISSUED	0	06/07/2012
B26085	ADDITION	2,366	06/01/2012
B26170	ADDITION	3,944	06/01/2012
M16750	H/AC	0	12/01/2011
E24010	NEW CONSTR	0	11/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1797/0541	6/07/2012	WD	Q	I	02	279,900
GRANTOR: AMELIA MARSHES LLC						
GRANTEE: HUFFMAN CORNEL E &						
1746/1751	6/28/2011	WD	U	V	12	693,000
GRANTOR: D F MILLER PARTNERSHI						
GRANTEE: AMELIA MARSHES LLC						

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	100	0	1.00	UT	3,500.00	3,500.00	100	2012	2012	3	96	3,360	
2	0855	CONC PAVER	0	100	0	916.00	SF	10.00	10.00	100	2012	2012	3	94	8,610	

TOTAL OB/XF										11,970						
										BLD DATE		LGL DATE		06/13/2023	MLU	
										XF DATE		LAND DATE				
										INC DATE		AG DATE				

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2012] W11 N6 U2 L2 W4 DCK=[YR=2012] N10 W24 S10									
FSP=[YR=2012] E24 D2 L2 S6 W20 N6 U2 L2 \$ E24\$ D2 L2									
S6 W20 N6 U2 L2 W10 D2 L2 S41 E3 S1 E9 N1 E3 N1									
POP=[YR=2012] E8 N4 W1 N4 W7 S8 \$ N8 E7 S4 E9 FGR=[YR=2012]									
S25 E5 S2 E12 N2 E5 N23 W14 N4 W6 S2 W2 \$ E2 N2 E6 S4 E14 N32									
\$ PTR= E30 FUS=[YR=2012] E3 N4 E10 S28 W13 N24 \$W30 \$ .									

LAND DESCRIPTION										TOTAL OB/XF										11,970				
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							