LOTS 51 & 52
MARSHES @ LANCEFORD PB 7/141

BURLING JOHN M & CAROLINE R REVOCABLE TRUST/BURLIN
96288 WINDSOR DRIVE
YULEE, FL 32097

2023

24-2N-28-1310-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

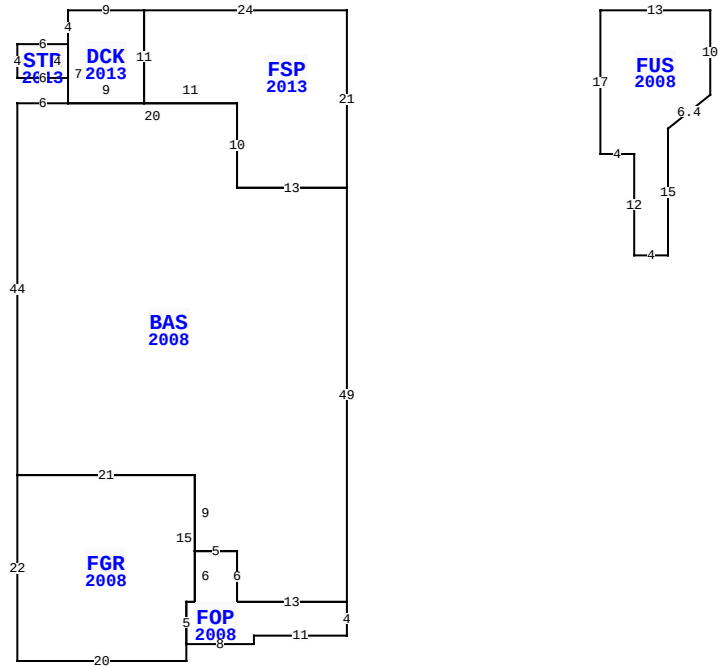
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	SUBAREA MARKET VALUE
BAS	1,826	100	1,826	231,960
DCK	99	10	10	1,270
FGR	455	55	250	31,758
FOP	114	30	34	4,319
FSP	394	40	158	20,071
FUS	244	100	244	30,996
STR	24	10	2	254
TOTALS	3,156		2,524	320,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,524	113.8032	135.14	341,093	2008	2010	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2009 Heated Area: 2070 HX Base Yr 2009



96288 WINDSOR DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		320,627
TOTAL MARKET OB/XF VALUE		10,496
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		541,123
SOH/AGL Deduction		264,168
ASSESSED VALUE		276,955
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		226,955
TOTAL JUST VALUE		541,123
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903414	(12) WINDOWS	7,570	04/04/2019
M1707962	H/AC	0	08/06/2018
C20337	CO ISSUED	386,090	11/21/2008
M13421	MECH OTHER	0	11/01/2007
E19935	ELEC OTHER	1,900	09/01/2007
R10604	REPAIR/RRF	1,500	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2032/1823	3/09/2016	WD	U	I	11	100
GRANTOR: BURLING JOHN M & CARO						
GRANTEE: BURLING JOHN MICHAE						
1594/1844	11/26/2008	WD	Q	I		279,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BURLING JOHN M & CA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W24 DCK=[YR=2013] W9 S4 STR=[YR=2013] W6 S4 E6 N4$ S7 BAS=[YR=2008] W6 S44 FGR=[YR=2008] S22 E20 N2 FOP=[YR=2008] E8 N1 E11 N4 W13 N6 W5 S6 W1 S5 $ N5 E1 N15 W21 $ E21 S9 E5S6 E13 N49 W13 N10 W20$ E9 N11$ S11 E11 S10 E13 N21$ PTR= E30 FUS=[YR=2008] E13 S10 D4 L5 S15 W4 N12 W4 N17 $ 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	0855	CONC PAVER	0	100	0	0	676.00	SF	10.00	10.00	100	2009	2009	3	91	6,152	
2	0300	BOAT DCK W	0	100	0	0	362.00	SF	20.00	20.00	100	2009	2009	3	60	4,344	

LAND DESCRIPTION

TOTAL OB/XF 10,496

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							
2	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 05/26/2021 BY KWA Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 08/02/2023 BY SYS