

LOT 53
ESMT PT OR 1569/134
MARSHES @ LANCEFORD PB 7/141

KINSER RYAN P & LINDSAY NOEL
96294 WINDSOR DR
YULEE, FL 32097

2023

24-2N-28-1310-0053-0000



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 Floop	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	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	101	15	15	1,942
BAS	1,788	100	1,788	231,464
DCK	698	10	70	9,062
FEP	149	80	119	15,405
FGR	529	55	291	37,671
FOP	18	30	5	648
FUS	906	100	906	117,285
TOTALS	4,189		3,194	413,475

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	100	0	0		870.00	SF 10.00
2	0300	BOAT DCK W	0	100	0	0		197.00	SF 20.00
3	1242	WD DECK A	0	100	50	3		150.00	SF 10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,194	117.8520	139.95	447,000	2007	2007	0	0	7.50	92.50
1 SNGL FAM - 100% - 2022 Heated Area: 2694 HX Base Yr 2022											
96294 WINDSOR DR, YULEE											

96294 WINDSOR DR, YULEE				XF DATE INC DATE						LAND DATE AG DATE		06/13/2023	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
870.00	SF	10.00	10.00	100	2007	2007	3	89	7,743				
197.00	SF	20.00	20.00	100	2015	2015	3	81	3,191				
150.00	SF	10.00	10.00	100	2018	2018	3	86	1,290				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		413,475	
TOTAL MARKET OB/XF VALUE		12,224	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		530,699	
SOH/AGL Deduction		134,214	
ASSESSED VALUE		396,485	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		346,485	
TOTAL JUST VALUE		530,699	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		454,613	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13304	MECH OTHER	0	09/01/2007
P12670	OTHER	0	08/01/2007
C20212	CO ISSUED	0	07/01/2007
B20212	NEW CONSTR	433,740	07/01/2007
E19683	ELEC OTHER	2,100	07/01/2007
R10558	REPAIR/RRF	1,500	07/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2506/0191	10/18/2021	WD	Q	I	01
GRANTOR: GLISSON JEREMIAH A					
GRANTEE: KINSER RYAN P & LIN					
2085/1079	11/28/2016	WD	Q	I	01
GRANTOR: NOVY MEGAN K & RICHA					
GRANTEE: GLISSON JEREMIAH A					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2007] U3 L3 DCK=[YR=2014] N20 U3 L3 L33 D9 D5 L2 S9 E38\$ W7 FEP=[YR=2016] W26 D3 R3 S4 E20 N4 R3 U3 \$ D3 L3 S4 W20 N4 U3 L3 W5 D3 L3 S37 FGR=[YR=2007] S23 E23 N15 FOP=[YR=2007] E9 N2 W9 S2 \$ N8 W23 \$ E23 S6 E9 S5 E12 N48 \$ PTR= E30 FUS=[YR=2007] E5 N14 BAL=[YR=2007] N6 E19 D3 L3 S3 W16 \$ E16 N3 U3 R3 E7 D3 R3 S21 W12 S10 W7 S5 W15 N19 \$ W30 \$.					