LOT 57
MARSHES @ LANCEFORD PB 7/141

LEVINE MARC I & GAIL P L/E/
96021 DUBLIN CT
YULEE, FL 32097

2023

24-2N-28-1310-0057-0000

BUILDING CHARACTERISTICS

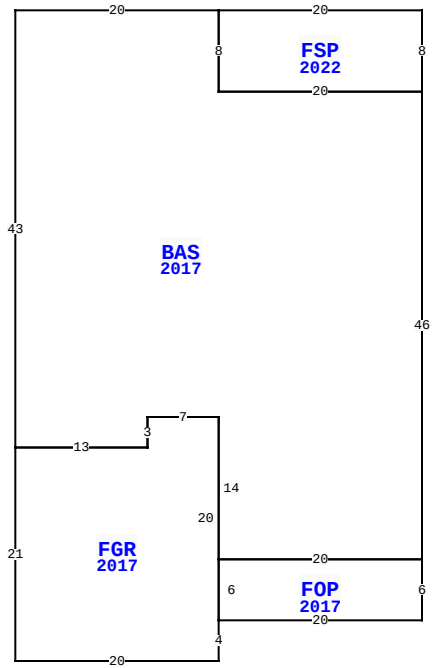
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,759	100	1,759	230,516
FGR	441	55	243	31,845
FOP	120	30	36	4,718
FSP	160	40	64	8,387
TOTALS	2,480		2,102	275,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,102	113.1900	134.41	282,530	2017	2017	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2022 Heated Area: 1759 HX Base Yr 2022



96021 DUBLIN CT, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		275,467
TOTAL MARKET OB/XF VALUE		36,615
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		387,082
SOH/AGL Deduction		47,265
ASSESSED VALUE		339,817
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		289,817
TOTAL JUST VALUE		387,082
NCON VALUE		30,294
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002666	SWIM POOL	50,000	02/16/2022
C1704868	CO ISSUED	0	12/12/2017
B1704868	NEW CONSTR	226,595	06/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2511/0728	11/04/2021	LE	U	V	11	100
GRANTOR: LEVINE MARC I & GAIL						
GRANTEE: LEVINE CHRISTOPHER						
2456/1822	4/28/2021	WD	Q	I	02	337,000
GRANTOR: EDWARDS DAVID W LIVIN						
GRANTEE: LEVINE MARC I & GAI						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W20 BAS=[YR=2017] W20 S43 FGR=[YR=2017] S21 E20 N4 FOP=[YR=2017] E20 N6 W20 S6$ N20 W7 S3 W13$ E13 N3 E7 S14 E20 N46 W20 N8$ S8 E20N8$.

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	1,085.00	SF	10.00	10.00	100	2017	2017	3	97	10,525	
2	0861	POOL GUNIT	0	100	0	0	190.00	SF	85.00	85.00	100	2022	2022	3	100	16,150	
3	0855	CONC PAVER	0	100	0	0	994.00	SF	10.00	10.00	100	2022	2022	3	100	9,940	

LAND DESCRIPTION

TOTAL OB/XF 36,615

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 09/12/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS