LOT 59
MARSHES @ LANCEFORD PB 7/141

NOVY JOHN RULOLPH
3749 DEERING RD
WEST FRANKFORT, IL 62896

2023

24-2N-28-1310-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

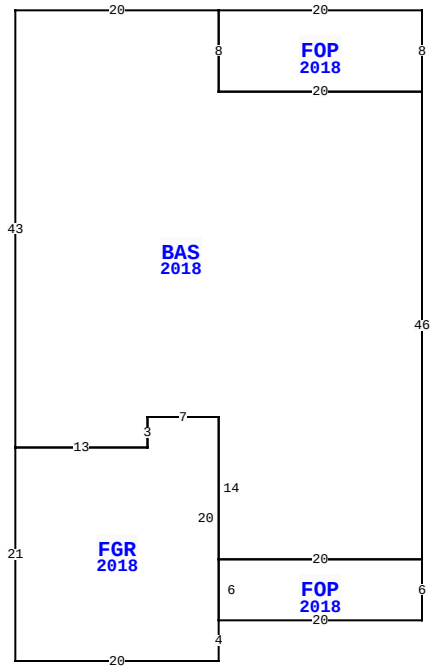
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	220,115
FGR	441	55	243	30,408
FOP	120	30	36	4,505
FOP	160	30	48	6,006
TOTALS	2,480		2,086	261,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,086	107.5305	127.69	266,361	2018	2018	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2019 Heated Area: 1759 HX Base Yr 2019



96344 WINDSOR DR, YULEE

BLD DATE	03/03/2023 NW	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		261,034
TOTAL MARKET OB/XF VALUE		11,897
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		347,931
SOH/AGL Deduction		118,071
ASSESSED VALUE		229,860
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		179,860
TOTAL JUST VALUE		347,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706219	CO ISSUED	0	12/21/2018
B1706219	NEW CONSTR	229,691	07/12/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2653/536	7/11/2023	WD	Q	I	01	389,900
GRANTOR: ALLAN TIMOTHY O & COL						
GRANTEE: NOVY JOHN RULOLPH						
2247/0140	12/27/2018	WD	Q	I	02	271,400
GRANTOR: AMELIA MARSHES LLC						
GRANTEE: ALLAN TIMOTHY O & C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W20 BAS=[YR=2018] W20 S43 FGR=[YR=2018] S21 E20 N4 FOP=[YR=2018] E20 N6 W20 S6$ N20 W7 S3 W13$ E13 N3 E7 S14 E20 N46 W20 N8$ S8 E20 N8$.

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	11	3	33.00	SF	10.00	10.00	100	2018	2018	3	98	323	
2	0855	CONC PAVER	0	100	0	0	575.00	SF	10.00	10.00	100	2018	2018	3	98	5,635	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	99	3,465	
4	0476	VF 6 SBPL	0	100	0	0	72.00	LF	32.00	32.00	100	2018	2018	3	95	2,189	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 11,897

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 11/21/2018 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS