LOT 60
MARSHES @ LANCEFORD PB 7/141

HUDNALL DAVID R & MARJORIE SYNARD
404 DOVER HILL CIRCLE
EASLEY, SC 29640

2023

24-2N-28-1310-0060-0000

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 100
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

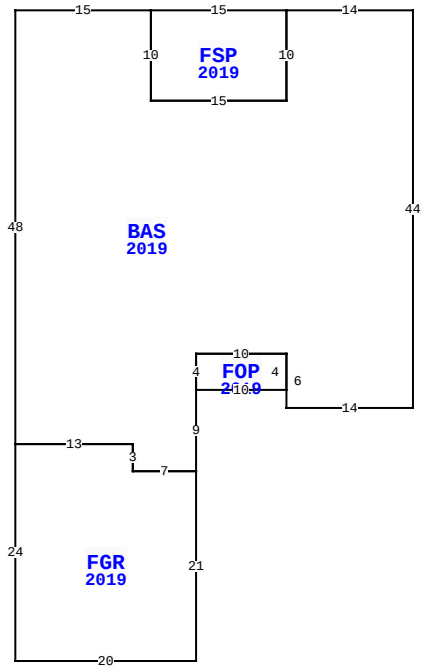
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4078.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,827	100	1,827	240,732
FGR	459	55	252	33,204
FOP	40	30	12	1,581
FSP	150	40	60	7,906
TOTALS	2,476		2,151	283,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,151	112.6510	133.77	287,739	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 0% - 2023 Heated Area: 1827 HX Base Yr



96358 WINDSOR DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	283,423
TOTAL MARKET OB/XF VALUE	11,842
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	370,265
SOH/AGL Deduction	0
ASSESSED VALUE	370,265
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	370,265
TOTAL JUST VALUE	370,265
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1811227	CO ISSUED	0	08/19/2019
B1811227	NEW CONSTR	247,183	11/08/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2550/1345	3/28/2022	WD	Q	I	01	400,000
GRANTOR: GUNNING PAUL F & LIND						
GRANTEE: HUDNALL DAVIS R & M						
2299/1274	8/20/2019	WD	Q	I	01	271,300
GRANTOR: AMELIA MARSHES LLC						
GRANTEE: GUNNING PAUL F & LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 FSP=[YR=2019] W15 S10 E15 N10$ S10 W15 N10 W15 S48 FGR=[YR=2019] S24 E20 N21 W7 N3 W13 $ E13 S3 E7 N9 FOP=[YR=2019] E10 N4 W10 S4$ N4 E10 S6 E14 N44$.

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	0	8	3	24.00	SF	10.00	10.00	100	2019	2019	3	99	238	
2	0855	CONC PAVER	0	0	0	0	1,081.00	SF	10.00	10.00	100	2019	2019	3	99	10,702	
3	0476	VF 6 SBPL	0	0	0	0	20.00	LF	32.00	32.00	100	2019	2019	3	96	614	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 11,842

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 10/24/2019 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS