

LOT 61
IN OR 2186/1800
MARSHES @ LANCEFORD PB 7/141

LEFFEY SUZANNE J
96372 WINDSOR DR
YULEE, FL 32097

2023

24-2N-28-1310-0061-0000



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	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4078.00	

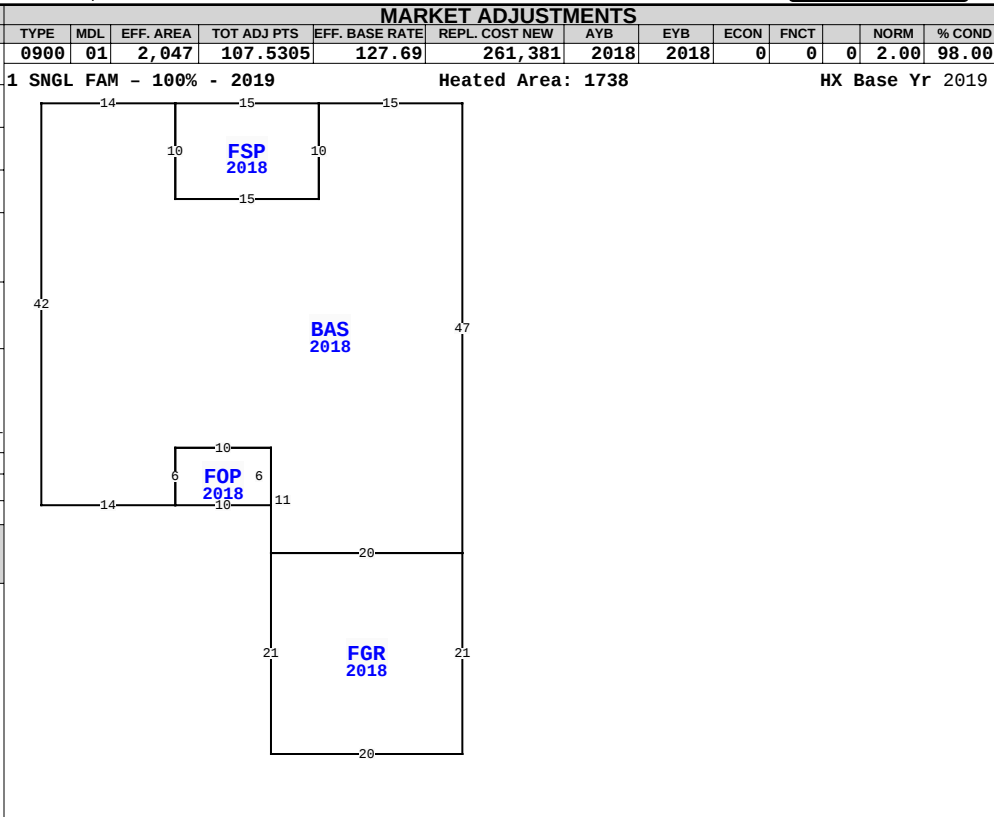
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,738	100	1,738	217,487
FGR	420	55	231	28,906
FOP	60	30	18	2,252
FSP	150	40	60	7,508

TOTALS	2,368		2,047	256,153
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	37	3	111.00	SF	10.00	
2	0855	CONC PAVER	0 100	0	0	580.00	SF	10.00	
3	0476	VF 6 SBPL	0 100	0	0	66.00	LF	32.00	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

REVIEW DATE 08/09/2018 BY KW



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

L N	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	37	3	111.00	SF	10.00	10.00	100	2018	2018	3	98	1,088	
2	0855	CONC PAVER	0 100	0	0	580.00	SF	10.00	10.00	100	2018	2018	3	98	5,684	
3	0476	VF 6 SBPL	0 100	0	0	66.00	LF	32.00	32.00	100	2018	2018	3	95	2,006	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	

TOTAL OB/XF										9,063						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				256,153	
TOTAL MARKET OB/XF VALUE				9,063	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				340,216	
SOH/AGL Deduction				115,169	
ASSESSED VALUE				225,047	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				175,047	
TOTAL JUST VALUE				340,216	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				285,219	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706994	CO ISSUED	0	03/26/2018
B1706994	NEW CONSTR	221,269	08/04/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2186/1800	3/29/2018	WD	Q	I	01
GRANTOR: AMELIA MARSHES LLC					
GRANTEE: LEFFEY SUZANNE J					
1746/1751	6/28/2011	WD	U	V	12
GRANTOR: D F MILLER PARTNERSHI					
GRANTEE: AMELIA MARSHES LLC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W15 FSP=[YR=2018] W15 S10 E15 N10\$ S10 W15 N10 W14 S42 E14 FOP=[YR=2018] E10 N6 W10 S6\$ N6 E10 S11 FGR=[YR=2018] S21 E20 N21 W20\$ E20 N47\$.									

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