

LOT 62
IN OR 2001/1781
MARSHES @ LANCEFORD PB 7/141

BESTON LARRY L & SHIRLEY D
96386 WINDSOR DR
YULEE, FL 32097

2023

24-2N-28-1310-0062-0000



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 70
Interior Floo	14	CARPET 30
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	1,752	100	1,752	219,609
FGR	448	55	246	30,835
FOP	120	30	36	4,513
FSP	160	40	64	8,022
TOTALS	2,480		2,098	262,979

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0476	VF 6 SBPL	0	100	0	0	125.00	LF	32.00
3	0855	CONC PAVER	0	100	0	0	728.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	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	2,098	109.9511	130.57	273,936	2014	2014	0	0	0	4.00	96.00	
1 SNGL FAM - 100% - 2016 Heated Area: 1752 HX Base Yr 2016													
96386 WINDSOR DR, YULEE													

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		262,979	
TOTAL MARKET OB/XF VALUE		13,871	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		351,850	
SOH/AGL Deduction		133,681	
ASSESSED VALUE		218,169	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		168,169	
TOTAL JUST VALUE		351,850	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		293,005	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428531	NEW CONSTR	219,165	03/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2001/1781	9/04/2015	WD Q	Q	I	01
GRANTOR: AMELIA MARSHES LLC					
GRANTEE: BESTON LARRY L & SH					
1746/1751	6/28/2011	WD U	U	V	12
GRANTOR: D F MILLER PARTNERSHI					
GRANTEE: AMELIA MARSHES LLC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2014] W20 BAS=[YR=2014] W20 S43 FGR=[YR=2014] S21 E20 N4 FOP=[YR=2014] E20 N6 W20 S6 \$ N21 W7 S4 W13 \$ E13 N4 E7 S15 E20 N46 W20 N8 \$ S8 E20 N8 \$.									