

LOT 28
IN OR 2190/597
LANCEFORD PB 6/356

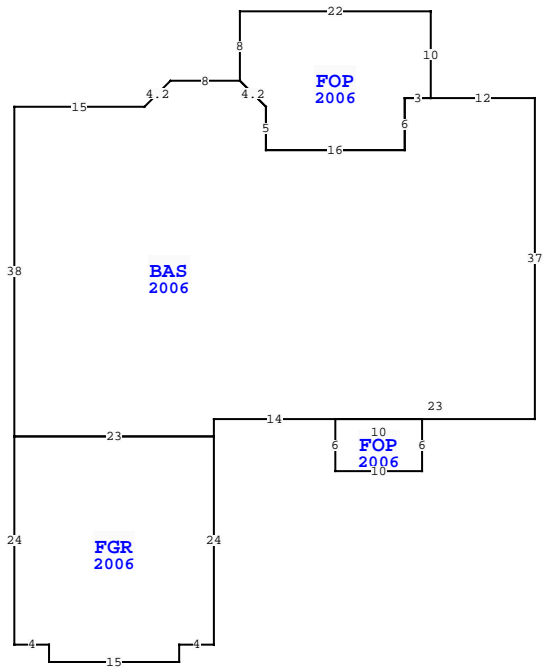
VAN RIPER DAVID S &/COREY-VAN RIPER ROSE E
96095 SAIL WIND WAY
YULEE, FL 32097

2023

45-3N-28-121L-0028-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	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	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,174	100	2,174
FGR	582	55	320
FOP	60	30	18
FOP	315	30	94
TOTALS	3,131		2,606
			325,762

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,606	113.8032	135.14	352,175	2006	2012	0	0	7.50	92.50
1 SNGL FAM - 100% - 2019 Heated Area: 2174 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			325,762
TOTAL MARKET OB/XF VALUE			5,752
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			431,514
SOH/AGL Deduction			132,851
ASSESSED VALUE			298,663
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			248,663
TOTAL JUST VALUE			431,514
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			360,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16707	NEW CONSTR	157,162	12/01/2006
C16707	CO ISSUED	157,162	03/01/2006
E16874	ELEC OTHER	2,000	03/01/2006
M11175	MECH OTHER	0	03/01/2006
P10633	OTHER	0	01/01/2006
R08686	REPAIR/RRF	4,000	12/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2190/0597	3/23/2018	WD	U	I	11	100
GRANTOR: ARNETT PROPERTIES INC						
GRANTEE: VAN RIPER DAVID S &						
2185/0773	3/23/2018	WD	Q	I	02	323,000
GRANTOR: ARNETT PROPERTIES INC						
GRANTEE: VAN RIPER DAVID S &						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	100	0	1,634.00	SF	4.00	4.00	100	2006

TOTAL OB/XF											
5,752											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT	1.00

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2006] W12 FOP=[YR=2006] N10 W22 S8 D3 R3 S5 E16 N6 E3 \$ W3 S6 W16 N5 U3 L3 W8 D3 L3 W15 S38 FGR=[YR=2006] S24 E4 S2 E15 N2 E4 N24 W23 \$ E23 N2 E14 FOP=[YR=2006] S6 E10 N6 W10 \$ E23 N37 \$.											

LAND DESCRIPTION												TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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		RS-1	0.00	0.00	1.00	LT	1.00	1.00	1.00	100,000.00	100,000.00	100,000							