

LOT 37
IN OR 1933/1648
LANCEFORD PB 6/356

MARTIN THOMAS C IV & KARLA VANESSA
96092 SAIL WIND WAY
YULEE, FL 32097

2023

45-3N-28-121L-0037-0000



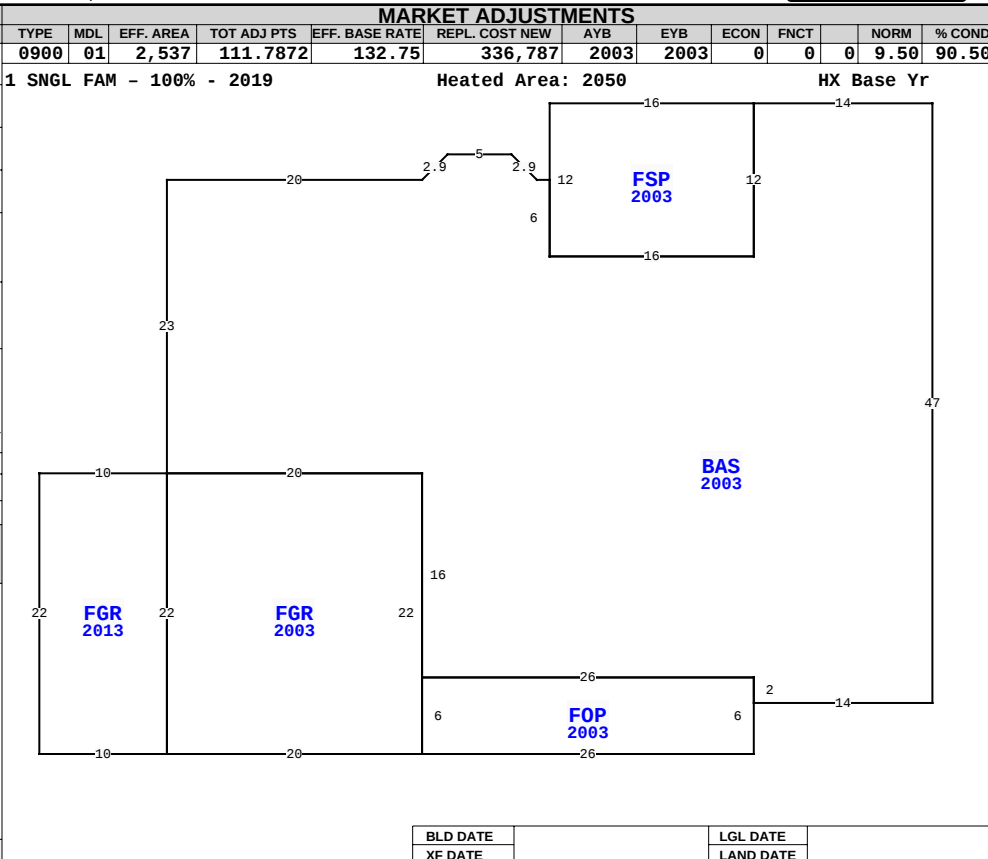
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
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	SUBAREA MARKET VALUE
BAS	2,050	100	2,050	246,285
FGR	440	55	242	29,074
FGR	220	55	121	14,537
FOP	156	30	47	5,646
FSP	192	40	77	9,251
TOTALS	3,058		2,537	304,792

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2003
2	0811	CONCRETE B	0	100	0	2,617.00	SF	5.20	5.20	100	2003
3	0476	VF 6 SBPL	0	100	0	356.00	LF	32.00	32.00	100	2005

LAND DESCRIPTION											
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	0003	RS-1	0.00	0.00	1.00	LT	1.00



96092 SAIL WIND WAY, YULEE										INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080								
2,617.00	SF	5.20	5.20	100	2003	2003	3	84	11,431								
356.00	LF	32.00	32.00	100	2005	2005	3	69	7,860								

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		304,792	
TOTAL MARKET OB/XF VALUE		22,371	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		427,163	
SOH/AGL Deduction		0	
ASSESSED VALUE		427,163	
TOTAL EXEMPTION VALUE		13	427,163
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		427,163	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		328,417	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311458	NEW CONSTR	157,300	06/19/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1933/1648	8/08/2014	WD Q	I	I	01
GRANTOR:DAVIS WILLIAM D & VIC					SALE PRICE
GRANTEE: MARTIN THOMAS CARL					212,000
1448/1217	10/02/2006	WD Q	I	I	
GRANTOR:MINOTTO RALPH E & LIL					320,000
GRANTEE:DAVIS VICTORIA L &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W14 FSP=[YR=2003] W16 S12 E16 N12\$ S12 W16 N6 W1 U2 L2 W5 D2 L2 W20 S23 FGR=[YR=2013] W10 S22 E10 N22\$ FGR=[YR=2003] S22 E20 FOP=[YR=2003] E26 N6 W26 S6\$ N22 W20 \$ E20 S16 E26 S2 E14 N47\$.											