LOT 3
MARSHES @ LANCEFORD PB 7/141

WEBBER GARY G & LINDA JOHNS L/E/
96357 WINDSOR DR
YULEE, FL 32097

2024

24-2N-28-1310-0003-0000

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 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	01	Quality Level 01

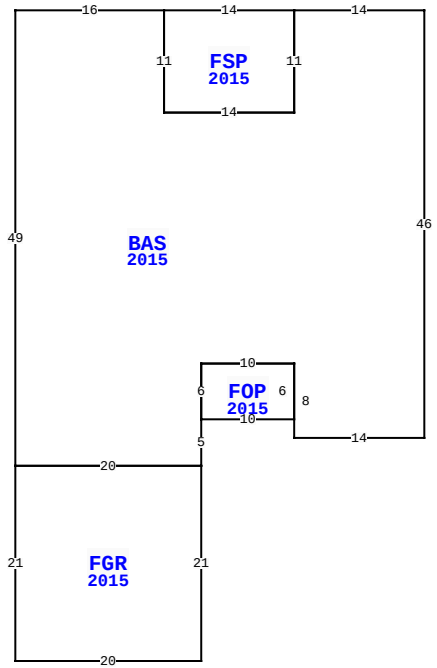
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4078.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,850	100	1,850	236,918
FGR	420	55	231	29,582
FOP	60	30	18	2,305
FSP	154	40	62	7,940
TOTALS	2,484		2,161	276,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,161	106.7220	133.40	288,277	2015	2015	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2021 Heated Area: 1850 HX Base Yr 2021



96357 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		276,746
TOTAL MARKET OB/XF VALUE		6,536
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		358,282
SOH/AGL Deduction		114,021
ASSESSED VALUE		244,261
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		194,261
TOTAL JUST VALUE		358,282
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530094	CO ISSUED	0	12/15/2015
B1530994	NEW CONSTR	229,722	08/01/2015
P1518637	NEW CONSTR	0	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2397/1651	9/28/2020	LE	U	I	11	100
GRANTOR: WEBBER GARY G & LINDA						
GRANTEE: WEBBER GARY G JR &						
2382/0730	8/05/2020	WD	Q	I	02	267,000
GRANTOR: TAYLOR STEVE A SR & L						
GRANTEE: WEBBER GARY G & LIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 FSP=[YR=2015] W14 S11 E14 N11$ S11 W14 N11 W16 S49 FGR=[YR=2015] S21 E20 N21 W20$ E20 N5 FOP=[YR=2015] E10 N6 W10 S6$ N6 E10 S8 E14 N46$.

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	100	0	0	574.00	SF	10.00	10.00	100	2015	2015	3	95	5,453	
2	0855	CONC PAVER	0	100	0	0	114.00	SF	10.00	10.00	100	2015	2015	3	95	1,083	

LAND DESCRIPTION

TOTAL OB/XF 6,536

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS