



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	13	LVT/LAMMT 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	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	2,070	100	2,070	246,036
FGR	480	55	264	31,379
FOP	48	30	14	1,664
FSP	192	40	77	9,152
TOTALS	2,790		2,425	288,229

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	1,178.00	SF	10.00	
2	0810	CONCRETE A	0 100	3	3	9.00	SF	6.50	
3	0476	VF 6 SBPL	0 100	0	0	50.00	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

1 SNGL FAM - 100% - 2017

Heated Area: 2070

HX Base Yr 2017

Floor plan diagram showing the layout of the property. The main area is labeled BAS 2015. There are three smaller areas labeled FSP 2015, FOP 2015, and FGR 2015. Dimensions are provided for various sections of the property.

96343 WINDSOR DR, YULEE	BLD DATE 03/03/2023	NW	LGL DATE 06/13/2023	MLU
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					288,229				
TOTAL MARKET OB/XF VALUE					12,938				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					376,167				
SOH/AGL Deduction					180,067				
ASSESSED VALUE					196,100				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					146,100				
TOTAL JUST VALUE					376,167				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					378,602				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530167	CO ISSUED	0	07/27/2015
B1530167	NEW CONSTR	258,084	03/01/2015

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2394/1320	9/17/2020	WD	U	I	11	100			
GRANTOR: BOETTE LESLIE R & ELE									
GRANTEE: BOETTE MAGA TRUST									
1994/0896	7/24/2015	WD	Q	I	02	258,300			
GRANTOR: AMELIA MARSHES LLC									
GRANTEE: BOETTE LESLIE R & E									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W14 FSP=[YR=2015] W16 S12 E16 N12\$ S12 W16 N12 W15 S56 FGR=[YR=2015] S21 E20 N27 W10 S6 W10\$ E10 N6 E13 FOP=[YR=2015] E8 N6 W8 S6\$ N6 E8 S6 E14 N50\$.									