LOT 6
MARSHES @ LANCEFORD PB 7/141

WOOD ANDREW STINSON & CAROLINE
96315 WINDSOR DRIVE
YULEE, FL 32097

2024

24-2N-28-1310-0006-0000

NASSAU COUNTY PROPERTY

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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

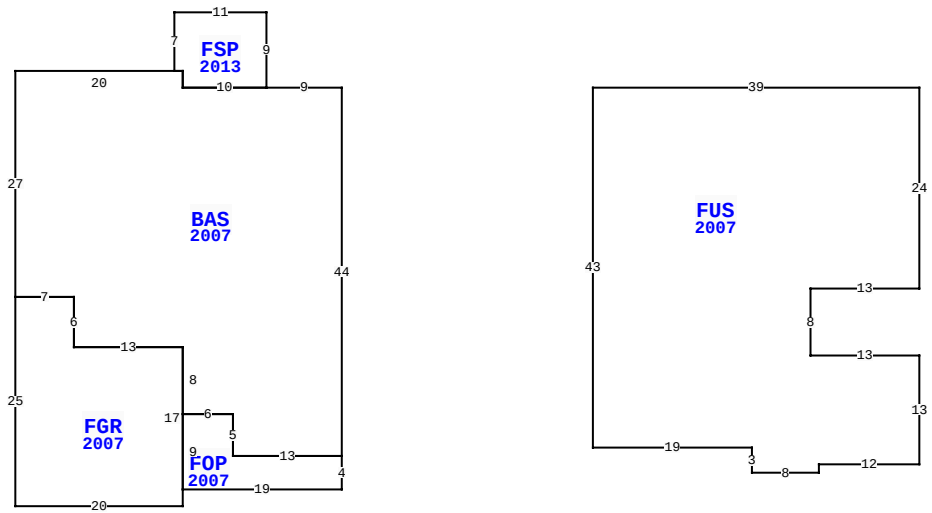
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4078.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,424	100	1,424	157,419
FGR	422	55	232	25,647
FOP	106	30	32	3,537
FSP	97	40	39	4,311
FUS	1,621	100	1,621	179,197
TOTALS	3,670		3,348	370,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,348	96.1308	120.16	402,296	2007	2007	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2023 Heated Area: 3045 HX Base Yr 2023



96315 WINDSOR DR, YULEE

BLD DATE	03/03/2023	NW	LGL DATE		
XF DATE	01/17/2008	RK	LAND DATE	06/13/2023	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		370,112
TOTAL MARKET OB/XF VALUE		15,946
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		461,058
SOH/AGL Deduction		47,541
ASSESSED VALUE		413,517
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		363,517
TOTAL JUST VALUE		461,058
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13350	MECH OTHER	0	10/01/2007
P12620	OTHER	0	08/01/2007
C20232	CO ISSUED	0	07/01/2007
B20232	NEW CONSTR	327,140	07/01/2007
E19685	ELEC OTHER	2,200	07/01/2007
R10569	REPAIR/RRF	1,500	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2582/0039	8/03/2022	WD	Q	I	01	565,000
GRANTOR: ELLINWOOD SHANE MICHA						
GRANTEE: WOOD ANDREW STINSON						
2243/0406	12/11/2018	WD	Q	I	02	349,900
GRANTOR: FEENEY ANDREW M & MER						
GRANTEE: ELLINWOOD SHANE MIC						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	
2	0855	CONC PAVER	0	100	0	0	660.00	SF	10.00	10.00	100	2007	2007	3	88	5,808	
3	0855	CONC PAVER	0	100	10	11	110.00	SF	10.00	10.00	100	2009	2009	3	90	990	
4	0476	VF 6 SBPL	0	100	0	0	200.00	LF	32.00	32.00	100	2015	2015	3	89	5,696	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	89	267	

BUILDING DIMENSIONS

BAS=[YR=2007] W9FSP=[YR=2013] N9W11S7E1S2
E10$W10N2W20S27FGR=[YR=2007] S25E20 N2FOP=[YR=2007]
E19N4W13N5W6S9$N17 W13N6W7$E7S6E13S8E6S5E13N44$
PTR=E30FUS=[YR=2007] E39S24W13S8E13 S13W12S1W8N3W19N43$W30$.

LAND DESCRIPTION

TOTAL OB/XF 15,946

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