LOT 11
IN OR 1602/673
MARSHES @ LANCEFORD PB 7/141

ORR PATRICK L/DAVIS SONJA D
96143 WINDSOR DRIVE
YULEE, FL 32097

2024

24-2N-28-1310-0011-0000

BUILDING CHARACTERISTICS

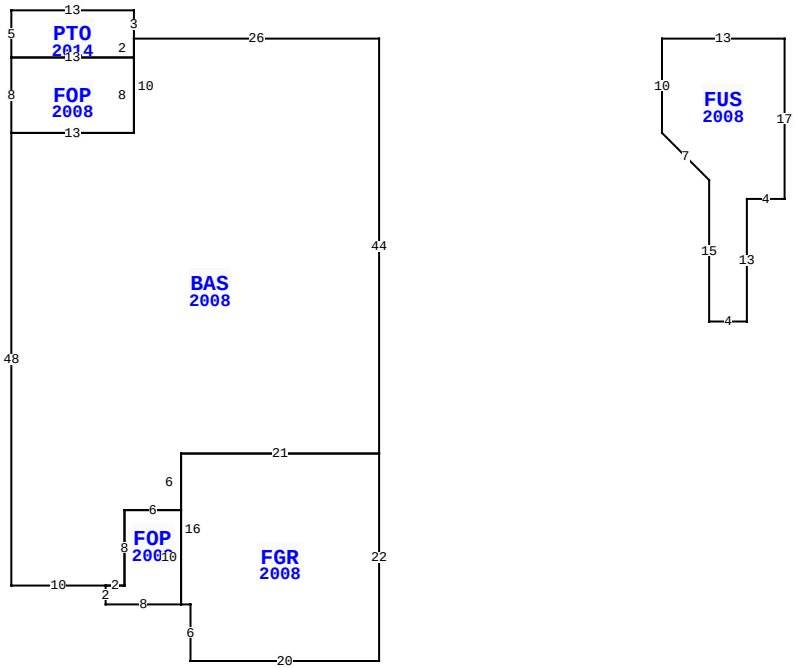
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,790	100	1,790	206,091
FGR	456	55	251	28,899
FOP	64	30	19	2,188
FOP	104	30	31	3,570
FUS	251	100	251	28,899
PTO	65	5	3	345
TOTALS	2,730		2,345	269,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,345	99.5778	124.47	291,882	2008	2008	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2010 Heated Area: 2041 HX Base Yr 2010



96143 WINDSOR DR, YULEE

BLD DATE	03/03/2023	NW	LGL DATE		
XF DATE	02/25/2009	RK	LAND DATE	06/13/2023	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		269,991
TOTAL MARKET OB/XF VALUE		6,548
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		351,539
SOH/AGL Deduction		177,384
ASSESSED VALUE		174,155
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		119,155
TOTAL JUST VALUE		351,539
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21748	CO ISSUED	0	01/21/2009
E21298	NEW CONSTR	2,250	10/01/2008
M14182	H/AC	0	10/01/2008
P13460	OTHER	0	09/01/2008
R11447	REPAIR/RRF	1,500	08/01/2008
B21748	NEW CONSTR	246,250	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1602/0673	1/22/2009	WD	Q	I	01	205,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: ORR PATRICK L & SON						
1509/0145	6/29/2007	WD	U	V	19	1,102,400
GRANTOR: D F MILLER PARTNERSHI						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W26 PTO=[YR=2014] N3 W13 S5 FOP=[YR=2008] S8 E13 N8 W13 $ E13 N2$ S10 W13 S48 E10 FOP=[YR=2008] S2 E8 FGR=[YR=2008] E1 S6 E20 N22 W21 S16 $ N10 W6 S8 W2$ E2 N8 E6 N6 E21 N44 $ PTR= E30 FUS=[YR=2008] E13 S17 W4 S13 W4N15 U5 L5 N10 $ W30 $.

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	621.00	SF	10.00	10.00	100	2008	2008	3	89	5,527	
2	0479	VF PICKET	0	100	0	0	138.00	LF	10.00	10.00	100	2008	2008	3	74	1,021	

LAND DESCRIPTION

TOTAL OB/XF 6,548

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