LOT 12
IN OR 1932/1909
MARSHES @ LANCEFORD PB 7/141

TILGHMAN MICHAEL AARON/PEACOCK RUTH MARIE
96093 WINDSOR DR
YULEE, FL 32097

2024

24-2N-28-1310-0012-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

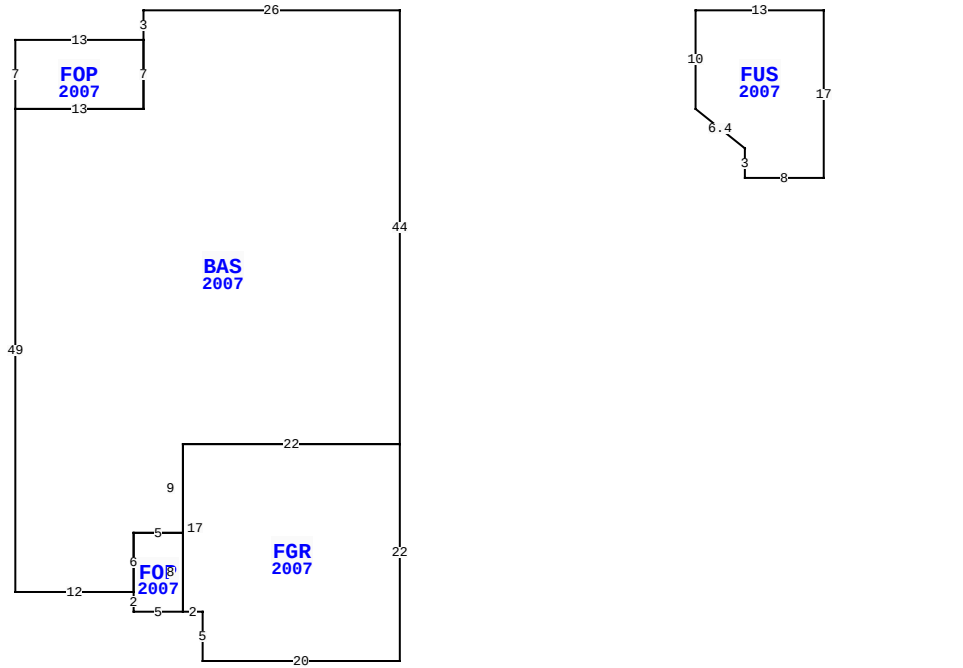
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4078.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100	1,811	206,099
FGR	474	55	261	29,703
FOP	40	30	12	1,365
FOP	91	30	27	3,073
FUS	196	100	196	22,305
TOTALS	2,612		2,307	262,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,307	98.9604	123.70	285,376	2007	2007	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2015 Heated Area: 2007 HX Base Yr 2015



96093 WINDSOR DR, YULEE

BLD DATE	03/03/2023	NW	LGL DATE		
XF DATE	01/22/2008	RK	LAND DATE	06/13/2023	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		262,546
TOTAL MARKET OB/XF VALUE		50,978
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		388,524
SOH/AGL Deduction		149,154
ASSESSED VALUE		239,370
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		189,370
TOTAL JUST VALUE		388,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13220	MECH OTHER	0	08/01/2007
P12619	OTHER	0	08/01/2007
C20213	CO ISSUED	0	07/01/2007
B20213	NEW CONSTR	302,290	07/01/2007
E19684	ELEC OTHER	1,900	07/01/2007
R10559	REPAIR/RRF	1,500	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1932/1909	8/18/2014	WD	Q	I	01	263,800
GRANTOR: *CONFIDENTIAL*						
GRANTEE: TILGHMAN MICHAEL AA						
1563/1909	4/29/2008	WD	Q	I		226,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CONFIDENTIAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W26 S3 FOP=[YR=2007] W13 S7 E13 N7 $ S7 W13 S49 E12 FOP=[YR=2007] S2 E5 FGR=[YR=2007] E2 S5 E20 N22 W22 S17 $ N8 W5 S6 $ N6 E5 N9 E22 N44 $ PTR= E30 FUS=[YR=2007] E13 S17 W8 N3 U4 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	646.00	SF	10.00	10.00	100	2007	2007	3	88	5,685	
2	0861	POOL GUNIT	0	100	0	0	537.00	SF	85.00	85.00	100	2011	2011	3	64	29,213	
3	0855	CONC PAVER	0	100	0	0	1,173.00	SF	10.00	10.00	100	2011	2011	3	92	10,792	
4	0476	VF 6 SBPL	0	100	0	0	204.00	LF	32.00	32.00	100	2011	2011	3	81	5,288	

LAND DESCRIPTION

TOTAL OB/XF 50,978

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