LOT 13
IN OR 1576/759
MARSHES @ LANCEFORD PB 7/141

BHATNAGAR NISHITH & MISTI D
96083 WINDSOR DRIVE
YULEE, FL 32097

2024

24-2N-28-1310-0013-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

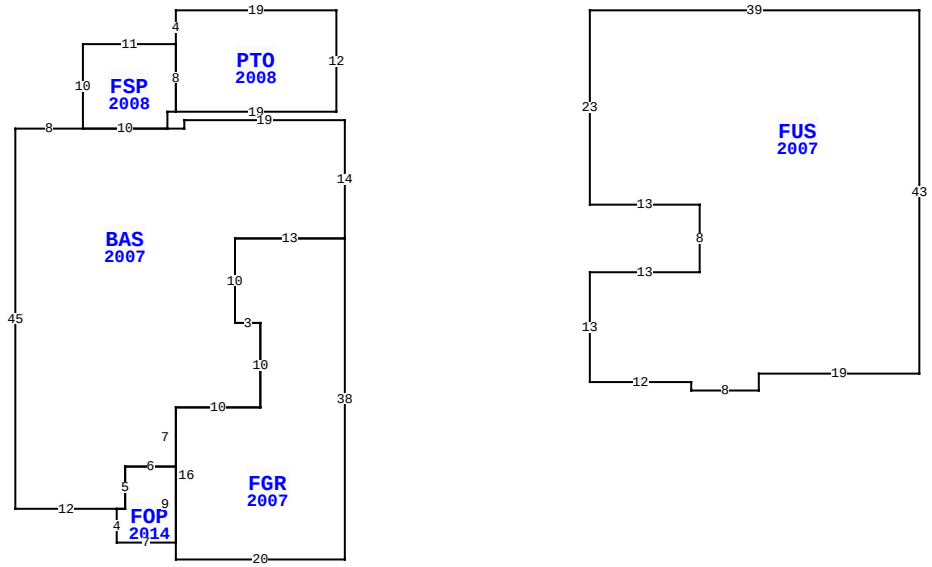
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4078.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,274	100	1,274	136,114
FGR	590	55	324	34,616
FOP	58	30	17	1,816
FSP	108	40	43	4,594
FUS	1,601	100	1,601	171,050
PTO	228	5	11	1,175
TOTALS	3,859		3,270	349,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,270	92.9016	116.13	379,745	2007	2007	0	0	0	8.00	92.00

1 SNGL FAM – 0% - 0 Heated Area: 2875 HX Base Yr



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE	01/30/2008	RK	LAND DATE 06/13/2023 MLU
INC DATE			AG DATE

96083 WINDSOR DR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	349,365
TOTAL MARKET OB/XF VALUE	10,651
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	435,016
SOH/AGL Deduction	43,353
ASSESSED VALUE	391,663
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	391,663
TOTAL JUST VALUE	435,016
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	438,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21763	SCRN ROOM	4,500	08/01/2008
E19937	ELEC OTHER	2,300	09/01/2007
M13248	MECH OTHER	0	08/01/2007
P12622	OTHER	0	08/01/2007
C20231	CO ISSUED	0	07/01/2007
B20231	NEW CONSTR	318,990	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/0759	7/11/2008	WD	Q	I		277,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BHATNAGAR NISHITH &						
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

PTO=[YR=2008] W19 S4 FSP=[YR=2008] W11 S10 BAS=[YR=2007] W8 S45 E12 FOP=[YR=2014] S4 E7 FGR=[YR=2007] S2 E20 N38 W13 S10 E3S10 W10 S16$ N9 W6 S5 W1$ E1 N5 E6 N7 E10 N10 W3 N10 E13 N14 W19 S1 W2 W10$ E10N2 E1 N8 $ S8 E19 N12$ PTR= E30FUS=[YR=2007] E39 S43 W19 S2 W8N1 W12 N13 E13 N8 W13 N23 $ 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	0	0	0	648.00	SF	10.00	10.00	100	2007	2007	3	88	5,702	
2	0476	VF 6 SBPL	0	0	0	0	150.00	LF	32.00	32.00	100	2008	2008	3	74	3,552	
3	0911	SCRN RM A	0	0	12	19	228.00	SF	17.50	17.50	100	2008	2008	3	35	1,397	

LAND DESCRIPTION

TOTAL OB/XF 10,651

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	0		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