

LOT 14
IN OR 1600/1827
MARSHES @ LANCEFORD PB 7/141

MISCIASCI LUC G & KIM A
96073 WINDSOR DR
YULEE, FL 32097

2024

24-2N-28-1310-0014-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,808	100	1,808	211,124
FGR	456	55	251	29,310
FOP	137	30	41	4,788
FOP	220	30	66	7,707
TOTALS	2,621		2,166	252,928

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	718.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	440.00	SF	7.00	7.00
3	0476	VF 6 SBPL	0 100	0	0	144.00	LF	32.00	32.00

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,166	100.9890	126.24	273,436	2008	2008	0	0	7.50	92.50	
1 SNGL FAM - 100% - 2010 Heated Area: 1808 HX Base Yr 2010												
96073 WINDSOR DR, YULEE												
BLD DATE 03/03/2023 NW LGL DATE 06/13/2023 MLU XF DATE 09/24/2008 RK LAND DATE INC DATE AG DATE												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		252,928	
TOTAL MARKET OB/XF VALUE		12,664	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		340,592	
SOH/AGL Deduction		171,589	
ASSESSED VALUE		169,003	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		119,003	
TOTAL JUST VALUE		340,592	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		342,859	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20272	CO ISSUED	291,590	10/14/2008
M13871	MECH OTHER	0	05/01/2008
P13209	OTHER	0	05/01/2008
E20835	ELEC OTHER	2,100	05/01/2008
B20272	NEW CONSTR	291,590	07/01/2007
R10592	REPAIR/RRF	1,500	07/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1600/1827	1/09/2009	WD Q	I	01	
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: MISCIASCI LUC G & K					
1509/0145	6/29/2007	WD U	V	19	
GRANTOR: D F MILLER PARTNERSHI					
GRANTEE: RICHMOND AMERICAN H					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W18 FOP=[YR=2008] N10 W22 S10 E22 \$ W22 S59 FOP=[YR=2008] S2 E11 S3 E11 N7 FGR=[YR=2008] E18 N24 W12 S3 W8 S21E2\$W2 N6 W7 S8 W13 \$ E13 N8 E7 N15 E8 N3 E12 N33 \$.									