LOT 16
IN OR 1692/1062
MARSHES @ LANCEFORD PB 7/141

WHELTON CORNELIUS J & SUSAN
96035 WINDSOR DRIVE
YULEE, FL 32097

2024

24-2N-28-1310-0016-0000

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 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

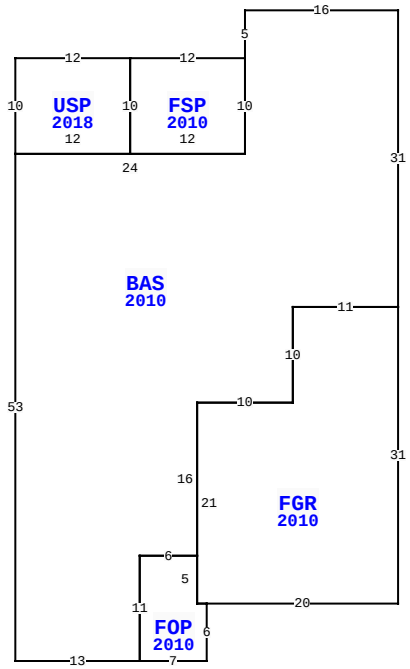
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4078.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,617	100	1,617	192,525
FGR	551	55	303	36,076
FOP	72	30	22	2,619
FSP	120	40	48	5,715
USP	120	30	36	4,286
TOTALS	2,480		2,026	241,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,026	101.8710	127.34	257,991	2010	2010	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2011 Heated Area: 1617 HX Base Yr 2011



96035 WINDSOR DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		241,222
TOTAL MARKET OB/XF VALUE		6,188
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		322,410
SOH/AGL Deduction		159,968
ASSESSED VALUE		162,442
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		112,442
TOTAL JUST VALUE		322,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24068	ADDITION	2,339	10/01/2010
C22933	CO ISSUED	0	07/27/2010
M14919	H/AC	0	11/01/2009
E0922200	ELEC OTHER	1,900	10/01/2009
P0913990	OTHER	0	10/01/2009
B0922933	NEW CONSTR	195,255	10/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1692/1062	7/29/2010	WD	Q	I	01	206,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WHELTON CORNELIUS J						
1640/1105	9/18/2009	WD	U	V	30	96,300
GRANTOR: D F MILLER PARTNERSHI						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W16 S5 FSP=[YR=2010] W12 USP=[YR=2018] W12 S10 E12 N10 $ S10 E12 N10 $ S10 W24 S53 E13 FOP=[YR=2010] E7 N6 FGR=[YR=2010] E20 N31 W11 S10 W10 S21 E1 $ W1 N5 W6 S11 $ N11 E6 N16 E10 N10 E11N31$.

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	680.00	SF	10.00	10.00	100	2010	2010	3	91	6,188	

LAND DESCRIPTION

TOTAL OB/XF 6,188

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	0003	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