LOT 17
MARSHES @ LANCEFORD PB 7/141

HILLHOUSE MOLLY K/COOK GREGORY M
96027 WINDSOR DR
YULEE, FL 32097

2024

24-2N-28-1310-0017-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

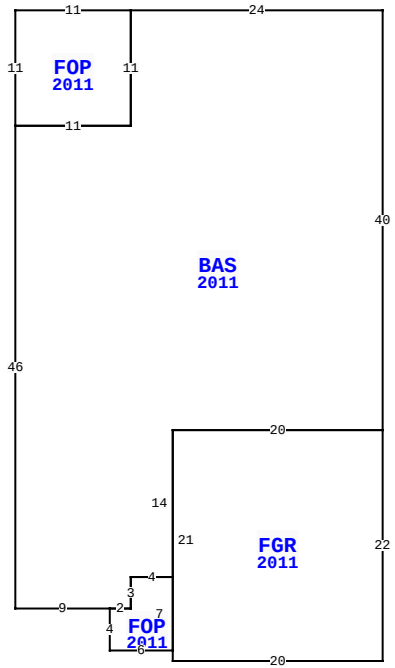
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4078.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,522	100	1,522	189,593
FGR	440	55	242	30,146
FOP	36	30	11	1,371
FOP	121	30	36	4,485
TOTALS	2,119		1,811	225,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,811	106.0200	132.52	239,994	2011	2011	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2021 Heated Area: 1522 HX Base Yr 2021



96027 WINDSOR DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		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		225,594
TOTAL MARKET OB/XF VALUE		39,697
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		340,291
SOH/AGL Deduction		96,454
ASSESSED VALUE		243,837
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		193,837
TOTAL JUST VALUE		340,291
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701262	SCRNE ENCLSRE	31,962	04/01/2017
1700109	SWIM POOL	0	01/23/2017
C22934	CO ISSUED	0	02/23/2011
E22918	NEW CONSTR	0	09/01/2010
M14920	H/AC	0	11/01/2009
E0922201	ELEC OTHER	2,100	10/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2372/0940	6/29/2020	WD	Q	I	01	272,000
GRANTOR: LEE DANA ELIZABETH						
GRANTEE: HILLHOUSE MOLLY K &						
2277/1516	5/09/2019	WD	Q	I	01	267,500
GRANTOR: HAGEL DAVID L JR & MI						
GRANTEE: LEE DANA ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W24 FOP=[YR=2011] W11 S11 E11 N11$ S11 W11 S46 E9 FOP=[YR=2011] S4 E6 FGR=[YR=2011] S1 E20 N22 W20 S21 $ N7 W4 S3 W2 $ E2 N3 E4 N14 E20 N40 $.

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	581.00	SF	10.00	10.00	100	2011	2011	3	92	5,345	
2	0861	POOL GUNIT	0	100	18	13	234.00	SF	85.00	85.00	100	2017	2017	3	84	16,708	
3	0855	CONC PAVER	0	100	0	0	433.00	SF	10.00	10.00	100	2017	2017	3	97	4,200	
4	0911	SCRN RM A	0	100	29	23	667.00	SF	17.50	17.50	100	2017	2017	3	78	9,105	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	92	276	
6	0476	VF 6 SBPL	0	100	0	0	138.00	LF	32.00	32.00	100	2017	2017	3	92	4,063	

LAND DESCRIPTION

TOTAL OB/XF 39,697

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 03/26/2020 BY KWP Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS