LOT 21
IN OR 2232/65
MARSHES @ LANCEFORD PB 7/141

RAY MARIA D
96032 ASHFORD CT
YULEE, FL 32097

2024

24-2N-28-1310-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

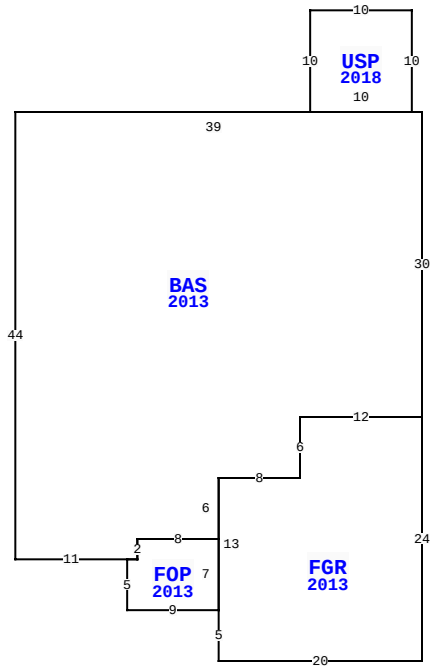
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,512	100	1,512	186,157
FGR	432	55	238	29,303
FOP	61	30	18	2,216
USP	100	30	30	3,694
TOTALS	2,105		1,798	221,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,798	103.6800	129.60	233,021	2013	2013	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2019 Heated Area: 1512 HX Base Yr 2019



96032 ASHFORD CT, 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		221,370
TOTAL MARKET OB/XF VALUE		8,073
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		304,443
SOH/AGL Deduction		95,882
ASSESSED VALUE		208,561
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		153,561
TOTAL JUST VALUE		304,443
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C012213	CO ISSUED	0	01/22/2013
P1216160	NEW CONSTR	0	10/01/2012
M1217640	H/AC	0	10/01/2012
B1226477	NEW CONSTR	179,475	10/01/2012
E1225470	NEW CONSTR	0	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2232/0065	10/01/2018	WD	Q	I	02	215,500
GRANTOR: CAMP JAMES O JR LIVIN						
GRANTEE: RAY MARIA D						
1938/0483	8/25/2014	QC	U	I	11	100
GRANTOR: CAMP JAMES O JR						
GRANTEE: CAMP JAMES OTHO JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W1 USP=[YR=2018] N10 W10 S10 E10 $ W39 S44 E11 FOP=[YR=2013] S5 E9 FGR=[YR=2013] S5 E20 N24 W12 S6 W8 S13 $ N7 W8 S2 W1 $ E1 N2 E8 N6 E8 N6 E12 N30 $.

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	580.00	SF	10.00	10.00	100	2013	2013	3	94	5,452	
2	0476	VF 6 SBPL	0	100	0	0	66.00	LF	32.00	32.00	100	2013	2013	3	85	1,795	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	85	255	
4	0475	VF 4 SBPL	0	100	0	0	48.00	LF	14.00	14.00	100	2013	2013	3	85	571	

LAND DESCRIPTION

TOTAL OB/XF 8,073

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	000134	C	SFR POND	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