LOT 26
IN OR 2157/699
MARSHES @ LANCEFORD PB 7/141

COWART BILLY R & ANGELA
96076 ASHFORD COURT
YULEE, FL 32097

**2024**

**24-2N-28-1310-0026-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

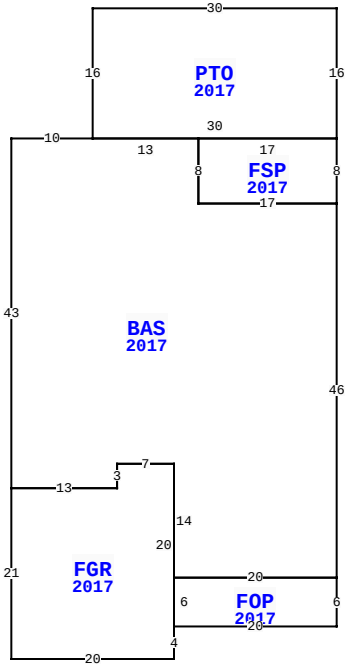
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 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 | 1,783 | 100 | 1,783 | 217,763 |
| FGR | 441 | 55 | 243 | 29,678 |
| FOP | 120 | 30 | 36 | 4,397 |
| FSP | 136 | 40 | 54 | 6,595 |
| PTO | 480 | 5 | 24 | 2,931 |
| TOTALS | 2,960 | | 2,140 | 261,364 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,140 | 100.7244 | 125.91 | 269,447 | 2017 | 2017 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SNGL FAM – 100% - 2018 Heated Area: 1783 HX Base Yr 2018




96076 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 | | 261,364 |
| TOTAL MARKET OB/XF VALUE | | 13,457 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 349,821 |
| SOH/AGL Deduction | | 176,529 |
| ASSESSED VALUE | | 173,292 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 123,292 |
| TOTAL JUST VALUE | | 349,821 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 351,981 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1703873 | CO ISSUED | 0 | 11/08/2017 |
| B1703873 | NEW CONSTR | 229,691 | 05/02/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2157/0699 | 11/09/2017 | WD | Q | I | 01 | 235,700 |
| GRANTOR: AMELIA MARSHES LLC | | | | | | |
| GRANTEE: COWART BILLY R & AN | | | | | | |
| 1746/1751 | 6/28/2011 | WD | U | V | 12 | 693,000 |
| GRANTOR: D F MILLER PARTNERSHI | | | | | | |
| GRANTEE: AMELIA MARSHES LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2017] W30 S16 BAS=[YR=2017] W10 S43 FGR=[YR=2017] S21 E20 N4 FOP=[YR=2017] E20 N6 W20 S6$ N20 W7 S3 W13$ E13 N3 E7 S14 E20 N46 FSP=[YR=2017] N8 W17 S8 E17$ W17 N8 W13$ E30 N16$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2017 | 2017 | 3 | 98 | 3,430 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 688.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 97 | 6,674 | |
| 3 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 120.00 | LF | 32.00 | 32.00 | 100 | 2011 | 2011 | 3 | 81 | 3,110 | |
| 4 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2011 | 2011 | 3 | 81 | 243 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,457

| 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 04/23/2024 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS