LOT 28
IN OR 2229/847
MARSHES @ LANCEFORD PB 7/141

SMITH JANE
96127 ASHFORD COURT
YULEE, FL 32097

2024

24-2N-28-1310-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

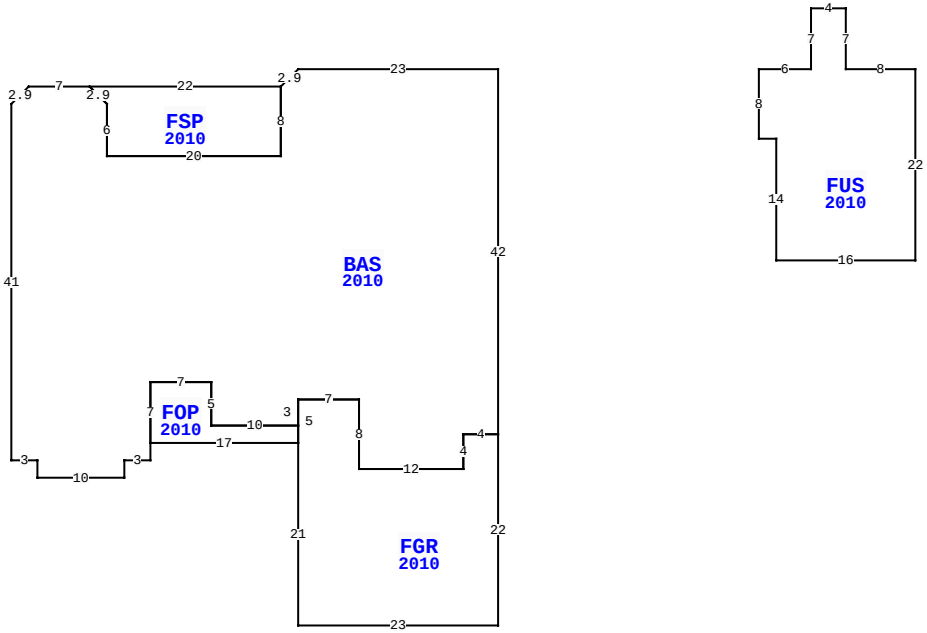
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,160	100	2,160	246,674
FGR	486	55	267	30,491
FOP	69	30	21	2,398
FSP	162	40	65	7,423
FUS	396	100	396	45,223
TOTALS	3,273		2,909	332,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,909	97.7130	122.14	355,305	2010	2010	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2019 Heated Area: 2556 HX Base Yr 2019



96127 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		332,210
TOTAL MARKET OB/XF VALUE		12,017
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		419,227
SOH/AGL Deduction		129,813
ASSESSED VALUE		289,414
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		234,414
TOTAL JUST VALUE		419,227
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		422,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24028	CO ISSUED	0	12/14/2010
B24217	REMODEL	882	12/01/2010
M15725	H/AC	0	11/01/2010
E23013	NEW CONSTR	0	10/01/2010
B24028	NEW CONSTR	273,331	10/01/2010
P14485	NEW CONSTR	0	10/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2229/0847	10/10/2018	WD	Q	I	02	300,000
GRANTOR: DREIBELBIS NICKOLE RE						
GRANTEE: SMITH ANDERSON Q &						
2183/0906	3/05/2018	QC	U	I	11	100
GRANTOR: DREIBELBIS ERIC C						
GRANTEE: DREIBELBIS NICKOLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W23 D2 L2 FSP=[YR=2010] W22 D2 R2 S6 E20 N8 $ S8 W20 N6 U2 L2 W7 D2 L2 S41 E3 S2 E10 N2 E3 N2 FOP=[YR=2010] E17 FGR=[YR=2010] S21 E23 N22 W4 S4 W12 N8 W7 S5 $ N2 W10 N5 W7 S7 $ N7 E7 S5 E10 N3 E7 S8 E12 N4 E4 N42 $ PTR= E30 FUS=[YR=2010] E6 N7 E4 S7 E8 S22 W16 N14 W2 N8 $ W30 $.

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	959.00	SF	10.00	10.00	100	2010	2010	3	91	8,727	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	94	3,290	

LAND DESCRIPTION

TOTAL OB/XF 12,017

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