LOT 30
IN OR 1600/626
ESMT PT OR 1569/134

SHUFORD JACOB H III
96182 ASHFORD COURT
YULEE, FL 32097

2024

24-2N-28-1310-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

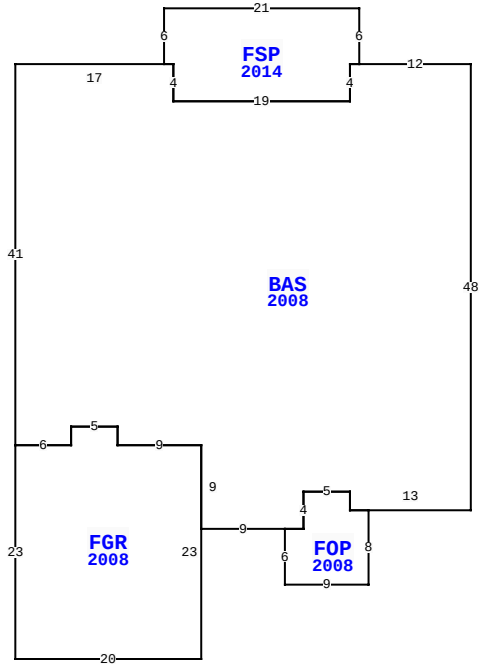
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,138	100	2,138	276,337
FGR	470	55	258	33,346
FOP	78	30	23	2,973
FSP	202	40	81	10,469
TOTALS	2,888		2,500	323,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,500	111.7872	139.73	349,325	2008	2008	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2009 Heated Area: 2138 HX Base Yr 2009



96182 ASHFORD CT, YULEE

BLD DATE	09/24/2008 RK	LGL DATE	04/23/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		323,126
TOTAL MARKET OB/XF VALUE		5,420
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		463,546
SOH/AGL Deduction		249,846
ASSESSED VALUE		213,700
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		163,700
TOTAL JUST VALUE		463,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20374	CO ISSUED	305,990	10/17/2008
M13351	MECH OTHER	0	10/01/2007
E19933	ELEC OTHER	1,900	09/01/2007
R10627	REPAIR/RRF	1,500	08/01/2007
B20374	NEW CONSTR	305,990	08/01/2007
P12672	OTHER	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1600/0626	12/31/2008	WD	Q	I	01	247,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SHUFORD JACOB H III						
1509/0145	6/29/2007	WD	U	V	19	1,102,400
GRANTOR: D F MILLER PARTNERSHI						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W12 FSP=[YR=2014] N6 W21 S6 E1 S4 E19 N4 E1 $ W1 S4 W19 N4 W17 S41 FGR=[YR=2008] S23 E20 N23 W9 N2 W5 S2 W6 $ E6 N2 E5 S2 E9 S9 E9 FOP=[YR=2008] S6 E9 N8 W2 N2 W5 S4 W2 $ E2 N4 E5 S2 E13 N48 $.

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	609.00	SF	10.00	10.00	100	2008	2008	3	89	5,420	

LAND DESCRIPTION

TOTAL OB/XF 5,420

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	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/06/2024 BY SYS