

LOT 35
ESMT PT OR 1569/134
MARSHES @ LANCEFORD PB 7/141

PILKERTON LYNNE/MASON MARK
96076 WINDSOR DRIVE
YULEE, FL 32097

2024

24-2N-28-1310-0035-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,463	100	2,463	297,090
FGR	462	55	254	30,638
FOP	45	30	14	1,689
FSP	198	40	79	9,529
TOTALS	3,168		2,810	338,945

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVR	0	0	0	0	516.00	SF	10.00
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0462	ST/AL FNC	0	0	0	0	480.00	SF	10.00
4	0462	ST/AL FNC	0	0	0	0	288.00	SF	5.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,810	104.8896	131.11	368,419	2007	2007	0	0	0	8.00	92.00	
1 SNGL FAM - 0% - 0 Heated Area: 2463 HX Base Yr													
96076 WINDSOR DR, YULEE													
BLD DATE 03/03/2023 NW LGL DATE 06/13/2023 MLU XF DATE 12/17/2007 RK LAND DATE INC DATE AG DATE													

TOTAL OB/XF 10,971													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0855	CONC PAVR	0	0	0	0	516.00	SF	10.00	10.00	100	2007	2007
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007
3	0462	ST/AL FNC	0	0	0	0	480.00	SF	10.00	10.00	100	2008	2008
4	0462	ST/AL FNC	0	0	0	0	288.00	SF	5.00	5.00	100	2008	2008

TOTAL OB/XF 10,971													
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1	0855	CONC PAVR	0	0	0	0	516.00	SF	10.00	10.00	100	2007	2007
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007
3	0462	ST/AL FNC	0	0	0	0	480.00	SF	10.00	10.00	100	2008	2008
4	0462	ST/AL FNC	0	0	0	0	288.00	SF	5.00	5.00	100	2008	2008

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 4												Tax Dist:	
BUILDING MARKET VALUE												338,945	
TOTAL MARKET OB/XF VALUE												10,971	
TOTAL LAND VALUE - MARKET												75,000	
TOTAL MARKET VALUE												424,916	
SOH/AGL Deduction												0	
ASSESSED VALUE												424,916	
TOTAL EXEMPTION VALUE												0	
BASE TAXABLE VALUE												424,916	
TOTAL JUST VALUE												424,916	
NCON VALUE												0	
INCOME VALUE												0	
PREVIOUS YEAR MKT VALUE												428,056	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20387	CO ISSUED	0	06/22/2009
B22564	XFOB	2,000	06/01/2009
E19938	ELEC OTHER	1,900	09/01/2007
M13281	MECH OTHER	0	09/01/2007
R10637	REPAIR/RRF	1,500	08/01/2007
B20387	NEW CONSTR	350,000	08/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2449/0187	4/01/2021	WD	Q	I	01	365,900	
GRANTOR: BEALL JOHN NICHOLAS							
GRANTEE: PILKERTON LYNNE & M							
1843/0549	2/25/2013	WD	Q	I	02	259,500	
GRANTOR: FLORES ANGELA							
GRANTEE: BEALL JOHN NICHOLAS							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W15 FSP=[YR=2007] W22 S10 E13 U3 R3 E6 N7 \$ S7 W6 D3 L3 W13 N10 W12 S53 E10 FOP=[YR=2007] S5 E9 N5 W9 \$ E18 S3 FGR=[YR=2009] S22 E21 N22 W21\$ E21 N56\$.									