LOT 37
IN OR 2215/1315
ESMT PT OR 1569/134

BUTTERS ALAN DUANE & BETH ANNE
96102 WINDSOR DRIVE
YULEE, FL 32097

2024

24-2N-28-1310-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

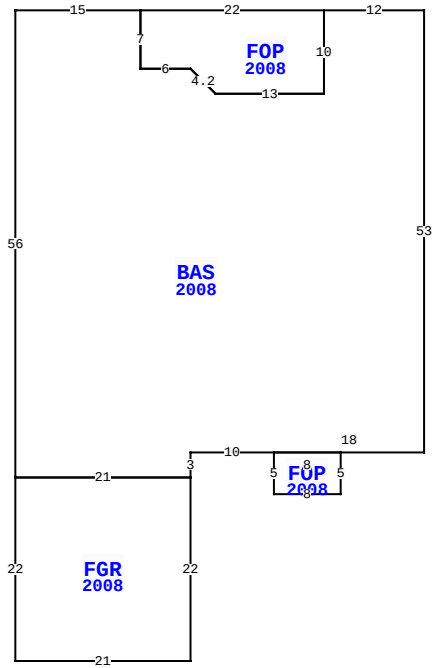
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	282,711
FGR	462	55	254	29,155
FOP	40	30	12	1,377
FOP	198	30	59	6,772
TOTALS	3,163		2,788	320,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,788	99.2736	124.09	345,963	2008	2008	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2019 Heated Area: 2463 HX Base Yr 2019



96102 WINDSOR DR, 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		320,016
TOTAL MARKET OB/XF VALUE		6,177
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		401,193
SOH/AGL Deduction		123,724
ASSESSED VALUE		277,469
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		222,469
TOTAL JUST VALUE		401,193
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,899

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21100	ELEC OTHER	2,500	07/01/2008
M14021	MECH OTHER	0	07/01/2008
C21547	CO ISSUED	0	06/01/2008
R11348	REPAIR/RRF	1,500	06/01/2008
B21547	NEW CONSTR	284,890	06/01/2008
P13299	OTHER	0	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2215/1315	7/30/2018	WD	Q	I	01	290,000
GRANTOR: HOWARD JANICE W						
GRANTEE: BUTTERS ALAN DUANE						
1604/1155	2/05/2009	WD	Q	I	01	235,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HOWARD JANICE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W12 FOP=[YR=2008] W22 S7 E6 D3 R3 E13 N10 $ S10 W13 U3 L3 W6 N7 W15 S56 FGR=[YR=2008] S22 E21 N22 W21 $ E21 N3 E10 FOP=[YR=2008] S5 E8 N5 W8 $ E18 N53 $.

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	694.00	SF	10.00	10.00	100	2008	2008	3	89	6,177	

LAND DESCRIPTION

TOTAL OB/XF 6,177

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 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