

LOT 38
ESMT PT OR 1569/134
MARSHES @ LANCEFORD PB 7/141

STECH MARK P & ROBIN L
96108 WINDSOR DR
YULEE, FL 32097

2024

24-2N-28-1310-0038-0000



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

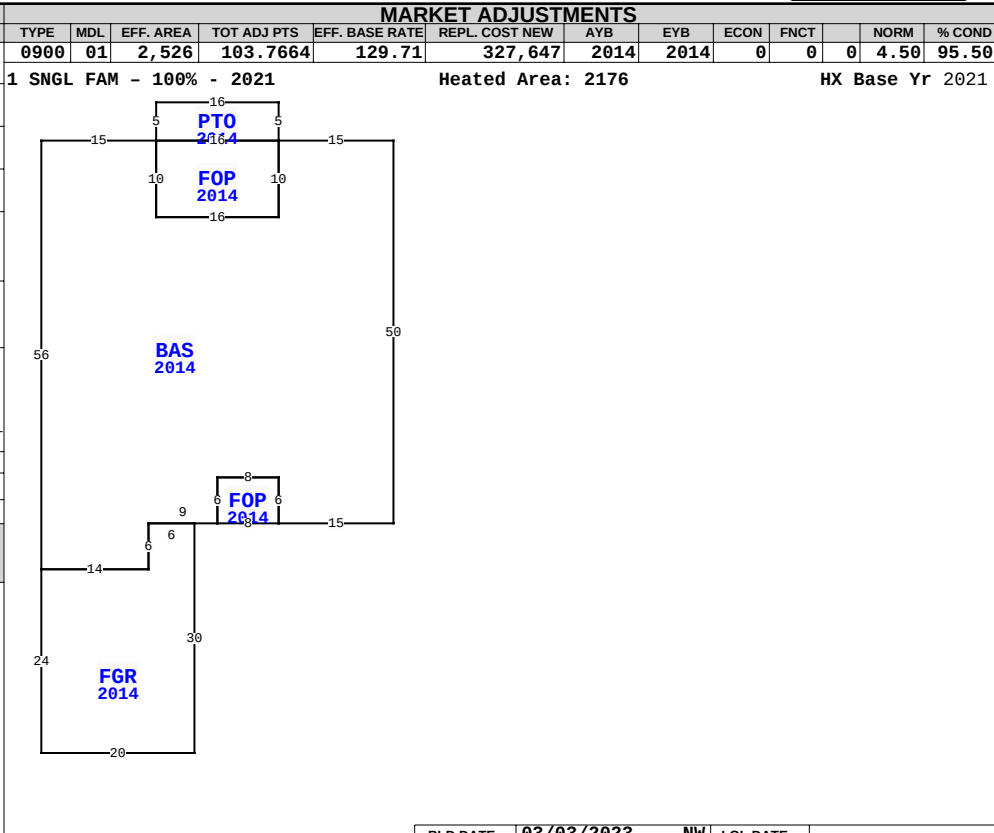
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4078.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,176	100	2,176	269,548
FGR	516	55	284	35,180
FOP	48	30	14	1,734
FOP	160	30	48	5,946
PTO	80	5	4	496

TOTALS	2,980		2,526	312,903
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,308.00	SF	7.00	7.00
2	0752	USP	0 100	5	15	75.00	SF	15.00	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00



96108 WINDSOR DR, YULEE	BLD DATE 03/03/2023	NW	LGL DATE	06/13/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

L N	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	1,308.00	SF	7.00	7.00	100	2014	2014	3	95	8,698	
2	0752	USP	0 100	5	15	75.00	SF	15.00	15.00	100	2014	2014	3	75	844	

TOTAL OB/XF										9,542						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				312,903	
TOTAL MARKET OB/XF VALUE				9,542	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				397,445	
SOH/AGL Deduction				105,254	
ASSESSED VALUE				292,191	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				242,191	
TOTAL JUST VALUE				397,445	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				399,991	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327647	CO ISSUED	0	02/10/2014
B1327647	NEW CONSTR	257,925	09/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2380/0882	7/30/2020	WD	Q	I	02	314,000
GRANTOR: POLLOCK MARIE & NANCY						
GRANTEE: STECH MARK P & ROBI						
1902/1950	2/12/2014	WD	Q	I	01	204,900
GRANTOR: AMELIA MARSHES LLC						
GRANTEE: POLLOCK MARIE & NAN						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W15 PTO=[YR=2014] N5 W16 S5 E16									
\$FOP=[YR=2014] W16 S10 E16 N10 \$ S10 W16 N10 W15 S56									
FGR=[YR=2014] S24 E20 N30 W6 S6 W14 \$ E14 N6 E9									
FOP=[YR=2014] E8 N6 W8 S6 \$ N6 E8 S6 E15 N50 \$.									