

LOT 41
IN OR 2216/954
ESMT PT OR 1569/134

HARPER CHARLES E IV & JENNIFER
96134 WINDSOR DR
YULEE, FL 32097

2024

24-2N-28-1310-0041-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	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		

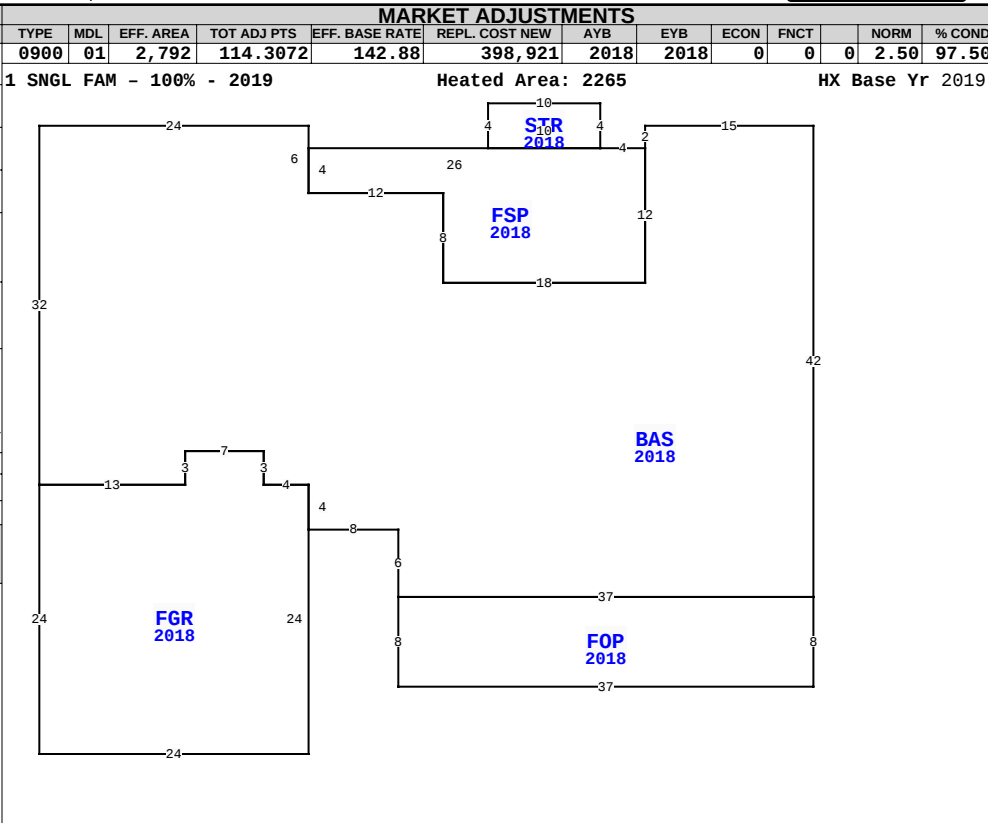
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,265	100	2,265	315,532
FGR	597	55	328	45,693
FOP	296	30	89	12,398
FSP	264	40	106	14,766
STR	40	10	4	558

TOTALS	3,462		2,792	388,948
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	38	3	114.00	SF	10.00	10.00	100	2018
2	0855	CONC PAVER	0 100	0	0	830.00	SF	10.00	10.00	100	2018
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2018
4	0861	POOL GUNIT	0 100	25	14	350.00	SF	85.00	85.00	100	2018
5	0855	CONC PAVER	0 100	0	0	895.00	SF	10.00	10.00	100	2018
6	0462	ST/AL FNC	0 100	222	0	888.00	SF	10.00	10.00	100	2018
7	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2018

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT	

REVIEW DATE	04/23/2024	BY	NWA
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96134 WINDSOR DR, YULEE	BLD DATE	LGL DATE	04/23/2024	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	38	3	114.00	SF	10.00	10.00	100	2018	2018	3	97	1,106	
2	0855	CONC PAVER	0 100	0	0	830.00	SF	10.00	10.00	100	2018	2018	3	97	8,051	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	3,430	
4	0861	POOL GUNIT	0 100	25	14	350.00	SF	85.00	85.00	100	2018	2018	3	87	25,883	
5	0855	CONC PAVER	0 100	0	0	895.00	SF	10.00	10.00	100	2018	2018	3	97	8,682	
6	0462	ST/AL FNC	0 100	222	0	888.00	SF	10.00	10.00	100	2018	2018	3	87	7,726	
7	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	94	564	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT	

REVIEW DATE	04/23/2024	BY	NWA
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 4	Tax Dist:										
BUILDING MARKET VALUE	388,948										
TOTAL MARKET OB/XF VALUE	55,442										
TOTAL LAND VALUE - MARKET	135,000										
TOTAL MARKET VALUE	579,390										
SOH/AGL Deduction	273,887										
ASSESSED VALUE	305,503										
TOTAL EXEMPTION VALUE	50,000										
BASE TAXABLE VALUE	255,503										
TOTAL JUST VALUE	579,390										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	533,230										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1708920	CO ISSUED	0	08/03/2019
B1801670	SWIM POOL	35,000	03/01/2018
B1708920	NEW CONSTR	299,889	10/10/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2216/0954	8/03/2018	WD	Q	I	02	436,700	
GRANTOR: AMELIA MARSHES LLC							
GRANTEE: HARPER CHARLES E IV							
1746/1751	6/28/2011	WD	U	V	12	693,000	
GRANTOR: D F MILLER PARTNERSHI							
GRANTEE: AMELIA MARSHES LLC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W15 S2 FSP=[YR=2018] W4 STR=[YR=2018] N4 W10 S4 E10\$ W26 S4 E12 S8 E18 N12\$ S12 W18 N8 W12 N6 W24 S32 FGR=[YR=2018] S24 E24 N24 W4 N3 W7 S3 W13\$ E13 N3 E7 S3 E4 S4 E8 S6 FOP=[YR=2018] S8 E37 N8 W37\$ E37 N42\$.											