LOT 42
ESMT PT OR 1569/134
MARSHES @ LANCEFORD PB 7/141

GOOD CHARLES & MONICA FAMILY TRUST/GOOD CHARLES T
862098 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2024

24-2N-28-1310-0042-0000

BUILDING CHARACTERISTICS

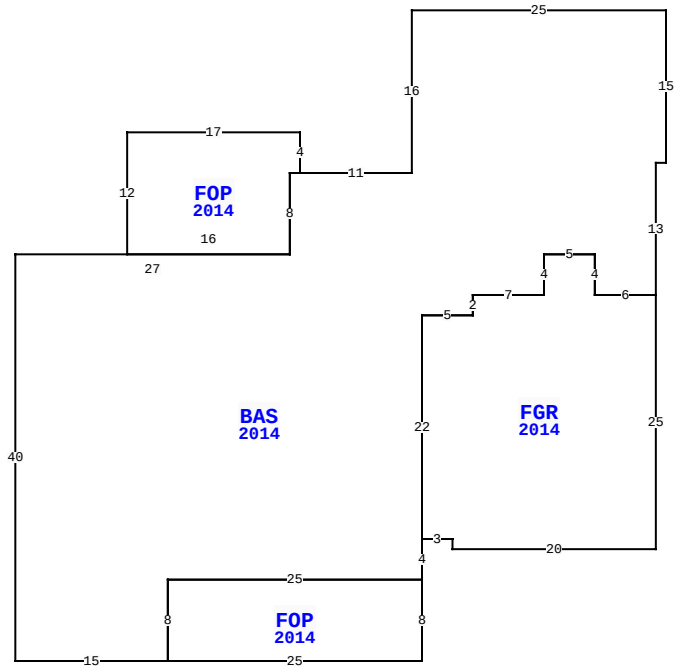
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,169	100	2,169	301,451
FGR	582	55	320	44,474
FOP	196	30	59	8,200
FOP	200	30	60	8,339
TOTALS	3,147		2,608	362,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,608	116.4240	145.53	379,542	2014	2014	0	0	0	4.50	95.50

1 SNGL FAM – 0% - 0 Heated Area: 2169 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/23/2024 MLU
AG DATE	

96162 WINDSOR DR, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	362,463
TOTAL MARKET OB/XF VALUE	10,732
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	508,195
SOH/AGL Deduction	74,144
ASSESSED VALUE	434,051
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	434,051
TOTAL JUST VALUE	508,195
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	464,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428962	CO ISSUED	0	12/08/2014
B1428962	NEW CONSTR	272,893	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2513/0700	10/14/2021	TD	U	I	11	100
GRANTOR: GOOD CHARLES T REVOCA						
GRANTEE: GOOD CHARLES & MONI						
2268/0071	4/15/2019	QC	U	I	11	100
GRANTOR: GOOD CHARLES T & MONI						
GRANTEE: GOOD CHARLES T REVO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W25 S16 W11 FOP=[YR=2014] N4 W17 S12 E16 N8 E1 $ W1 S8 W27 S40 E15 FOP=[YR=2014] E25 N8 W25 S8 $ N8 E25 N4 FGR=[YR=2014] E3 S1 E20 N25 W6 N4 W5 S4 W7 S2 W5 S22 $ N22 E5 N2 E7 N4 E5 S4 E6 N13 E1 N15 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360	
2	0855	CONC PAVER	0	0	0	0	776.00	SF	10.00	10.00	100	2014	2014	3	95	7,372	

LAND DESCRIPTION

TOTAL OB/XF 10,732

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	0		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