



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 70
Interior Floor	14 CARPET 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

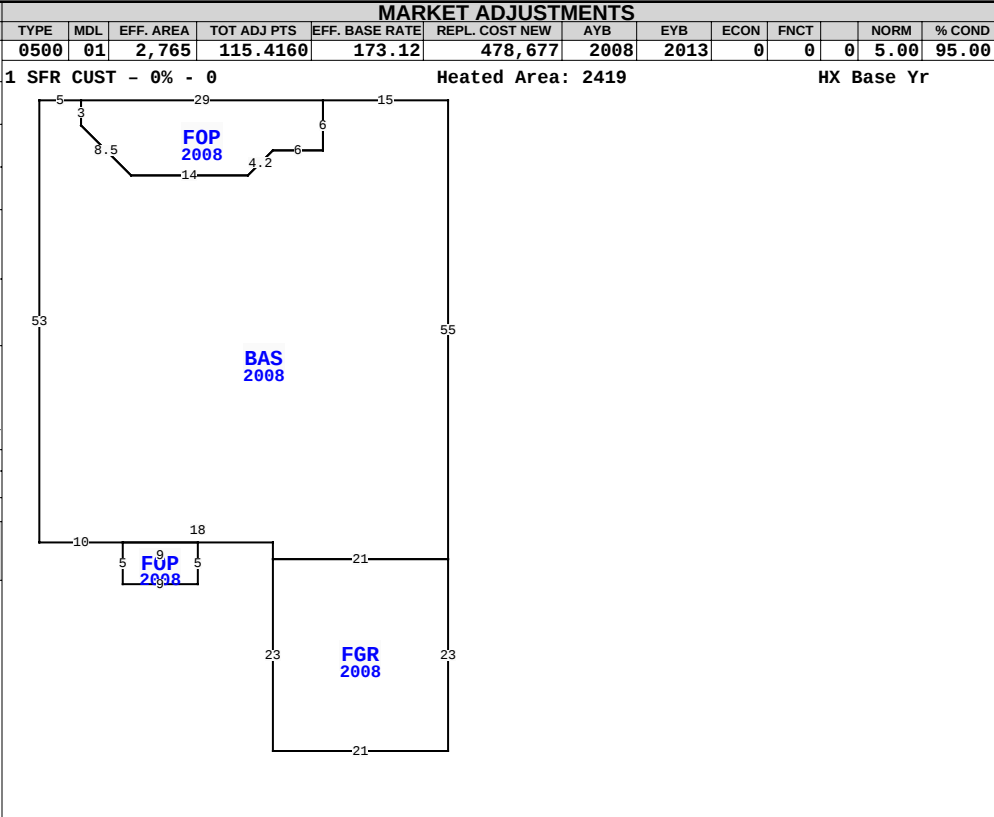
Quality	04 Quality Level 04		
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4078.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,419	100	2,419	397,838
FGR	483	55	266	43,748
FOP	45	30	14	2,303
FOP	221	30	66	10,855

TOTALS	3,168	2,765	454,743
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0855	CONC PAVER	0	0	0	0	1,510.00	SF	10.00	10.00	
3	0861	POOL GUNIT	0	0	0	0	392.00	SF	85.00	85.00	
4	0911	SCRN RM A	0	0	24	35	840.00	SF	17.50	17.50	
5	0462	ST/AL FNC	0	0	0	0	576.00	SF	10.00	10.00	
6	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	
7	0300	BOAT DCK W	0	0	0	0	3,395.00	SF	40.00	40.00	
8	0323	BOAT LFT H	0	0	0	0	1.00	UT	2,500.00	2,500.00	
9	0350	CARPORT WD	0	0	40	18	720.00	SF	13.00	13.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000116	C	SFR MARSH	0		PUD	0.00	0.00	1.00	LT	



96228 WINDSOR DR, YULEE	BLD DATE	12/09/2008	RK	LGL DATE	04/23/2024	MLU
	XF DATE			LAND DATE		
	INC DATE			AG DATE		

TOTAL OB/XF											
129,292											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			454,743
TOTAL MARKET OB/XF VALUE			129,292
TOTAL LAND VALUE - MARKET			135,000
TOTAL MARKET VALUE			719,035
SOH/AGL Deduction			88,018
ASSESSED VALUE			631,017
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			631,017
TOTAL JUST VALUE			719,035
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			677,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13484	MECH OTHER	0	12/01/2007
C20353	CO ISSUED	413,240	08/01/2007
E19881	ELEC OTHER	1,900	08/01/2007
R10612	REPAIR/RRF	1,500	08/01/2007
B20353	NEW CONSTR	413,240	08/01/2007
P12669	OTHER	0	08/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2301/1449	8/30/2019	WD Q	I	I	01
GRANTOR: CORIGLIANO FMAILY REV					
GRANTEE: SCHUMAN JOHN J III					
1736/1199	4/25/2011	WD U	I	I	14
GRANTOR: CORIGLIANO PETER SR &					
GRANTEE: CORIGIANO PETER J S					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W15 FOP=[YR=2008] W29 S3 D6 R6 E14 U3 R3 E6 N6 \$ S6 W6 D3 L3 W14 U6 L6 N3 W5 S53 E10 FOP=[YR=2008] S5 E9 N5 W9 \$ E18 S2 FGR=[YR=2008] S23 E21 N23 W21 \$ E21 N55 \$.											