

LOT 50
IN OR 1797/541
ESMT PT OR 1569/134

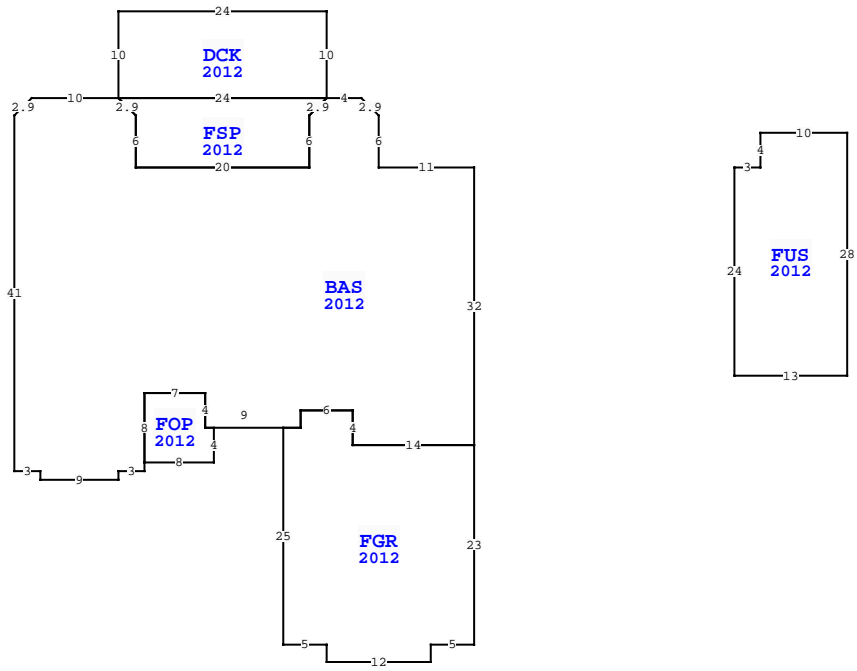
HUFFMAN CORNEL E & MARYANN L
96276 WINDSOR DR
YULEE, FL 32097

2024

24-2N-28-1310-0050-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	2,597	114.8112	143.51	372,695	2012	2012	0	0	0	5.50	94.50		
1 SNGL FAM - 100% - 2024 Heated Area: 2182 HX Base Yr														



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	1,830	100	1,830	248,179
DCK	240	10	24	3,255
FGR	558	55	307	41,635
FOP	60	30	18	2,441
FSP	164	40	66	8,951
FUS	352	100	352	47,738
TOTALS	3,204		2,597	352,197

EXTRA FEATURES																
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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2012	2012	3	95	3,325	
2	0855	CONC PAVER	0	100	0	916.00	SF	10.00	10.00	100	2012	2012	3	93	8,519	

96276 WINDSOR DR, YULEE				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	04/23/2024
				INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	352,197			
TOTAL MARKET OB/XF VALUE	11,844			
TOTAL LAND VALUE - MARKET	135,000			
TOTAL MARKET VALUE	499,041			
SOH/AGL Deduction	0			
ASSESSED VALUE	499,041			
TOTAL EXEMPTION VALUE	13	499,041		
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	499,041			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	453,341			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701775	SOLAR PANELS	24,721	04/01/2017
B25284	CO ISSUED	0	06/07/2012
B26085	ADDITION	2,366	06/01/2012
B26170	ADDITION	3,944	06/01/2012
M16750	H/AC	0	12/01/2011
E24010	NEW CONSTR	0	11/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1797/0541	6/07/2012	WD Q	Q	I	02	279,900
GRANTOR: AMELIA MARSHES LLC						
GRANTEE: HUFFMAN CORNEL E &						
1746/1751	6/28/2011	WD U	V	12		693,000
GRANTOR: D F MILLER PARTNERSHI						
GRANTEE: AMELIA MARSHES LLC						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2012] W11 N6 U2 L2 W4 DCK=[YR=2012] N10 W24 S10 FSP=[YR=2012] E24 D2 L2 S6 W20 N6 U2 L2 \$ E24\$ D2 L2 S6 W20 N6 U2 L2 W10 D2 L2 S41 E3 S1 E9 N1 E3 N1 POP=[YR=2012] E8 N4 W1 N4 W7 S8 \$ N8 E7 S4 E9 FGR=[YR=2012] S25 E5 S2 E12 N2 E5 N23 W14 N4 W6 S2 W2 \$ E2 N2 E6 S4 E14 N32 \$ PTR= E30 FUS=[YR=2012] E3 N4 E10 S28 W13 N24 \$W30 \$.

LAND DESCRIPTION	TOTAL OB/XF														11,844									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							