

LOT 53
ESMT PT OR 1569/134
MARSHES @ LANCEFORD PB 7/141

KINSER RYAN P & LINDSAY NOEL
96294 WINDSOR DR
YULEE, FL 32097

2024

24-2N-28-1310-0053-0000



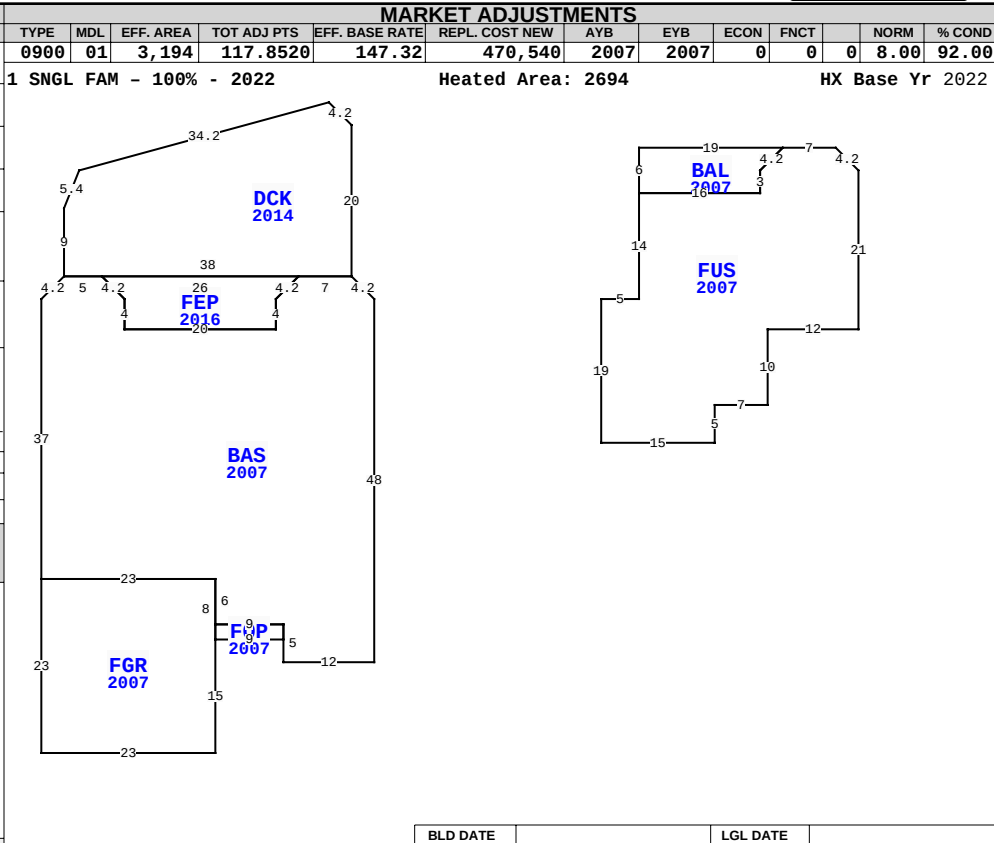
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAL	101	15	15	2,033
BAS	1,788	100	1,788	242,335
DCK	698	10	70	9,487
FEP	149	80	119	16,129
FGR	529	55	291	39,440
FOP	18	30	5	678
FUS	906	100	906	122,794
TOTALS 4,189 3,194 432,897				

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
1	0855	CONC PAVER	0	100	0	870.00	SF	10.00	10.00	100	2007	2007	3
2	0300	BOAT DCK W	0	100	0	197.00	SF	20.00	20.00	100	2015	2015	3
3	1242	WD DECK A	0	100	50	150.00	SF	10.00	10.00	100	2018	2018	3

LAND DESCRIPTION													
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
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00



96294 WINDSOR DR, YULEE										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
										04/23/2024		MLU	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		432,897	
TOTAL MARKET OB/XF VALUE		11,959	
TOTAL LAND VALUE - MARKET		135,000	
TOTAL MARKET VALUE		579,856	
SOH/AGL Deduction		171,476	
ASSESSED VALUE		408,380	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		358,380	
TOTAL JUST VALUE		579,856	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		530,699	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13304	MECH OTHER	0	09/01/2007
P12670	OTHER	0	08/01/2007
C20212	CO ISSUED	0	07/01/2007
B20212	NEW CONSTR	433,740	07/01/2007
E19683	ELEC OTHER	2,100	07/01/2007
R10558	REPAIR/RRF	1,500	07/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2506/0191	10/18/2021	WD	Q	I	01	660,000
GRANTOR: GLISSON JEREMIAH A						
GRANTEE: KINSER RYAN P & LIN						
2085/1079	11/28/2016	WD	Q	I	01	385,000
GRANTOR: NOVY MEGAN K & RICHA						
GRANTEE: GLISSON JEREMIAH A						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2007] U3 L3 DCK=[YR=2014] N20 U3 L3 L33 D9 D5 L2 S9 E38\$ W7 FEP=[YR=2016] W26 D3 R3 S4 E20 N4 R3 U3 \$ D3 L3 S4 W20 N4 U3 L3 W5 D3 L3 S37 FGR=[YR=2007] S23 E23 N15 FOP=[YR=2007] E9 N2 W9 S2 \$ N8 W23 \$ E23 S6 E9 S5 E12 N48 \$ PTR= E30 FUS=[YR=2007] E5 N14 BAL=[YR=2007] N6 E19 D3 L3 S3 W16 \$ E16 N3 U3 R3 E7 D3 R3 S21 W12 S10 W7 S5 W15 N19 \$ W30 \$.													