



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	12	HARDWOOD 50
Interior Floo	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

Quality	01	Quality Level 01
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	2,024	100	2,024	236,079
FGR	496	55	273	31,843
FOP	132	30	40	4,666
FSP	211	40	84	9,798
FUS	272	100	272	31,726

TOTALS	3,135		2,693	314,112
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	100	0	1,086.00	SF	10.00	10.00
2	0855	CONC PAVER	0	100	0	48.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,693	97.2000	121.50	327,200	2015	2015	0	0	0	4.00	96.00
1 SNGL FAM - 100% - 2024 Heated Area: 2296 HX Base Yr 2024												

96330 WINDSOR DR, YULEE	BLD DATE 03/03/2023 NW	LGL DATE	06/13/2023	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	0	1,086.00	SF	10.00	10.00	100	2015	2015	3	95	10,317	
2	0855	CONC PAVER	0	100	0	48.00	SF	10.00	10.00	100	2015	2015	3	95	456	

TOTAL OB/XF										10,773						
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

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VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:			
BUILDING MARKET VALUE					314,112
TOTAL MARKET OB/XF VALUE					10,773
TOTAL LAND VALUE - MARKET					75,000
TOTAL MARKET VALUE					399,885
SOH/AGL Deduction					17,268
ASSESSED VALUE					382,617
TOTAL EXEMPTION VALUE		HX HB			50,000
BASE TAXABLE VALUE					332,617
TOTAL JUST VALUE					399,885
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					402,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530562	CO ISSUED	0	11/02/2015
B1530562	NEW CONSTR	289,748	06/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2657/345	7/28/2023	WD	Q	I	01	436,500
GRANTOR: STEWART PORTIA						
GRANTEE: PAUL MICHAEL A & JE						
2400/0723	10/13/2020	WD	Q	I	01	312,000
GRANTOR: PHELPS STEVEN & DEARL						
GRANTEE: STEWART PORTIA						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2015] W52 FGR=[YR=2015] W22 S20 E26 N14 W4 N6\$ S6 E4 S17 FOP=[YR=2015] S8 W6 S14 E6 N14 E6 N8 W6\$ E6 S8 W6 S14 E16 S4 E12 N4 E20 N14 FSP=[YR=2015] E3 N17 W3 S1 W10 S16 E10\$ W10 N16 E10 N15\$ PTR=E15 FUS=[YR=2015] E16 S17 W16 N17\$ W15\$.																