



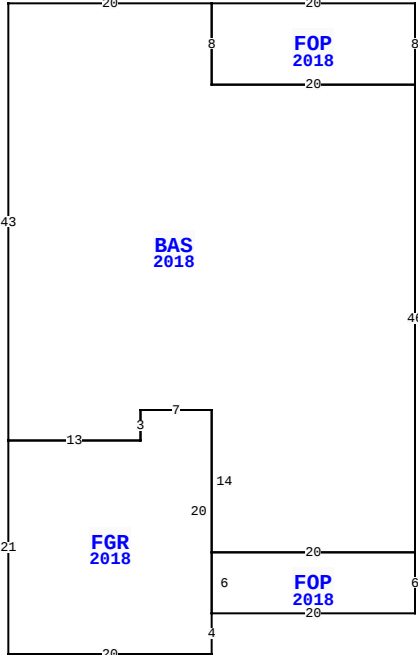
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,759	100	1,759	218,391
FGR	441	55	243	30,170
FOP	120	30	36	4,469
FOP	160	30	48	5,959
TOTALS	2,480		2,086	258,990

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	11	3	33.00	SF	10.00	10.00	
2	0855	CONC PAVER	0	0	0	0	575.00	SF	10.00	10.00	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
4	0476	VF 6 SBPL	0	0	0	0	72.00	LF	32.00	32.00	
5	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,086	101.8710	127.34	265,631	2018	2018	0	0	2.50	97.50
1 SNGL FAM - 0% - 2024 Heated Area: 1759 HX Base Yr											
											
96344 WINDSOR DR, YULEE											
BLD DATE 03/03/2023 NW LGL DATE 06/13/2023 MLU											
XF DATE INC DATE AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		258,990	
TOTAL MARKET OB/XF VALUE		11,776	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		345,766	
SOH/AGL Deduction		0	
ASSESSED VALUE		345,766	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		345,766	
TOTAL JUST VALUE		345,766	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		347,931	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706219	CO ISSUED	0	12/21/2018
B1706219	NEW CONSTR	229,691	07/12/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2653/536	7/11/2023	WD Q	I	I	02
GRANTOR: ALLAN TIMOTHY O & COL					
GRANTEE: NOVY JOHN RULOLPH					
2247/0140	12/27/2018	WD Q	I	I	02
GRANTOR: AMELIA MARSHES LLC					
GRANTEE: ALLAN TIMOTHY O & C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2018] W20 BAS=[YR=2018] W20 S43 FGR=[YR=2018] S21 E20 N4 FOP=[YR=2018] E20 N6 W20 S6\$ N20 W7 S3 W13\$ E13 N3 E7 S14 E20 N46 W20 N8\$ S8 E20 N8\$.											