

LOT 61
IN OR 2186/1800
MARSHES @ LANCEFORD PB 7/141

LEFFEW SUZANNE J
96372 WINDSOR DR
YULEE, FL 32097

2024

24-2N-28-1310-0061-0000



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	1,738	100	1,738	215,784
FGR	420	55	231	28,681
FOP	60	30	18	2,235
FSP	150	40	60	7,449
TOTALS	2,368		2,047	254,148

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	37	3	111.00	SF	10.00	10.00	100	2018	2018	3	97	1,077	
2	0855	CONC PAVER	0 100	0	0	580.00	SF	10.00	10.00	100	2018	2018	3	97	5,626	
3	0476	VF 6 SBPL	0 100	0	0	66.00	LF	32.00	32.00	100	2018	2018	3	94	1,985	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,047	101.8710	127.34	260,665	2018	2018	0	0	0	2.50	97.50
1 SNGL FAM - 100% - 2019 Heated Area: 1738 HX Base Yr 2019												
96372 WINDSOR DR, YULEE												

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/13/2023
INC DATE			AG DATE	MLU

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
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TOTAL OB/XF													8,970			
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				254,148	
TOTAL MARKET OB/XF VALUE				8,970	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				338,118	
SOH/AGL Deduction				106,320	
ASSESSED VALUE				231,798	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				181,798	
TOTAL JUST VALUE				338,118	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				340,216	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706994	CO ISSUED	0	03/26/2018
B1706994	NEW CONSTR	221,269	08/04/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2186/1800	3/29/2018	WD	Q	I	01	264,800
GRANTOR: AMELIA MARSHES LLC						
GRANTEE: LEFFEW SUZANNE J						
1746/1751	6/28/2011	WD	U	V	12	693,000
GRANTOR: D F MILLER PARTNERSHI						
GRANTEE: AMELIA MARSHES LLC						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2018] W15 FSP=[YR=2018] W15 S10 E15 N10\$ S10 W15 N10 W14 S42 E14 FOP=[YR=2018] E10 N6 W10 S6\$ N6 E10 S11 FGR=[YR=2018] S21 E20 N21 W20\$ E20 N47\$.																