

LOT 37
IN OR 1933/1648
LANCEFORD PB 6/356

MARTIN THOMAS C IV & KARLA VANESSA
96092 SAIL WIND WAY
YULEE, FL 32097

2024

45-3N-28-121L-0037-0000



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 4026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,050	100	2,050	257,802
FGR	440	55	242	30,434
FGR	220	55	121	15,216
FOP	156	30	47	5,910
FSP	192	40	77	9,683

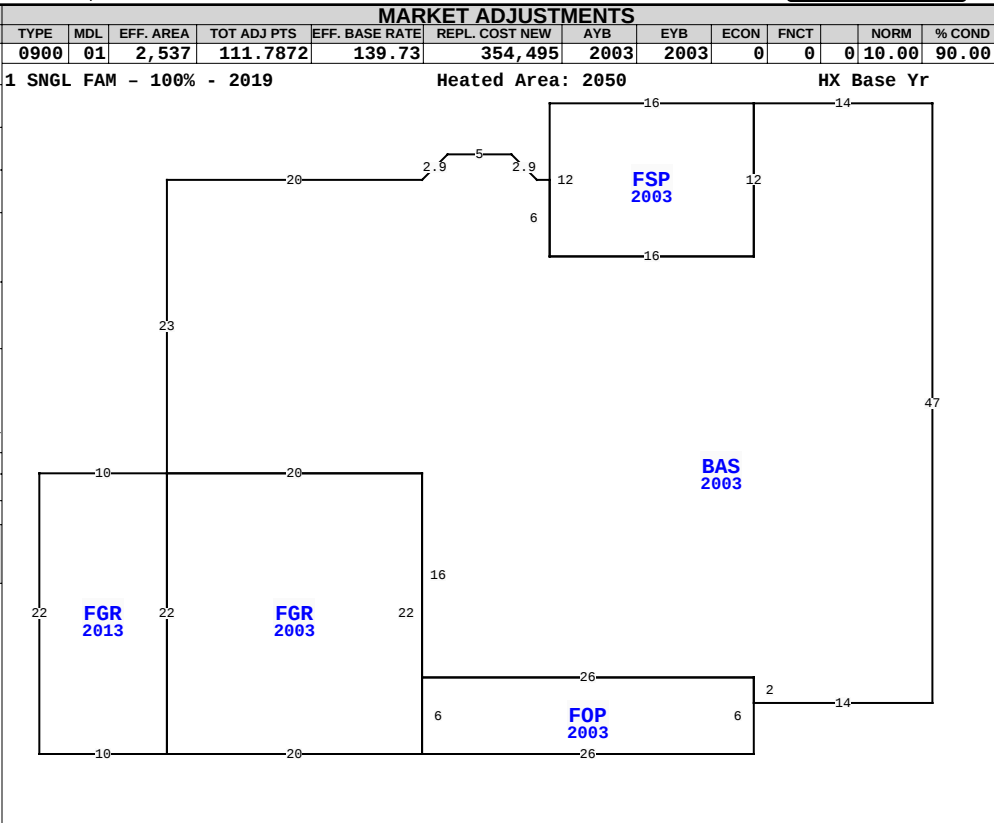
TOTALS 3,058 2,537 319,046

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	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	2,617.00	SF	5.20	5.20	100	2003	2003	3	83	11,295	
3	0476	VF 6 SBPL	0	100	0	0	356.00	LF	32.00	32.00	100	2005	2005	3	66	7,519	

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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							



96092 SAIL WIND WAY, YULEE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 21,859

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		319,046	
TOTAL MARKET OB/XF VALUE		21,859	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		440,905	
SOH/AGL Deduction		927	
ASSESSED VALUE		439,978	
TOTAL EXEMPTION VALUE		13	439,978
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		440,905	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		427,163	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311458	NEW CONSTR	157,300	06/19/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1933/1648	8/08/2014	WD Q	Q	I	01
GRANTOR:DAVIS WILLIAM D & VIC					SALE PRICE
GRANTEE: MARTIN THOMAS CARL					212,000
1448/1217	10/02/2006	WD Q	Q	I	
GRANTOR:MINOTTO RALPH E & LIL					320,000
GRANTEE:DAVIS VICTORIA L &					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FSP=[YR=2003] W16 S12 E16 N12\$ S12 W16 N6
W1 U2 L2 W5 D2 L2 W20 S23 FGR=[YR=2013] W10 S22 E10 N22\$
FGR=[YR=2003] S22 E20 FOP=[YR=2003] E26 N6 W26 S6\$ N22 W20 \$
E20 S16 E26 S2 E14 N47\$.