LOT 28
IN OR 2190/597
LANCEFORD PB 6/356

VAN RIPER DAVID S &/COREY-VAN RIPER ROSE E
96095 SAIL WIND WAY
YULEE, FL 32097

2025

45-3N-28-121L-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

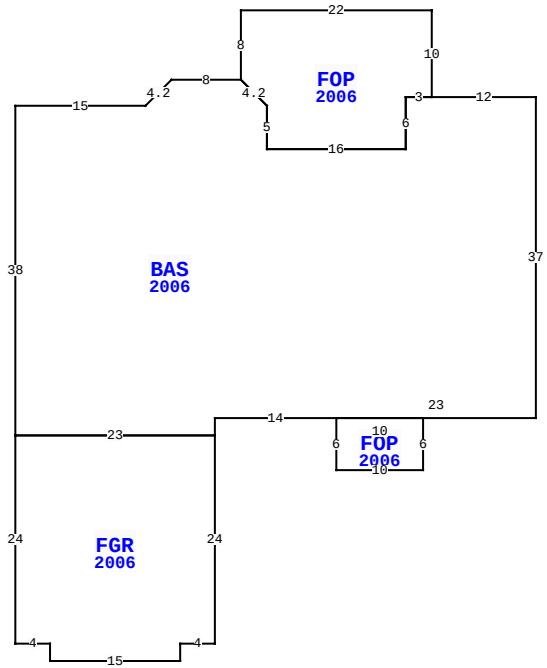
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,174	100	2006	2,174	297,186
FGR	582	55	2006	320	43,744
FOP	60	30	2006	18	2,461
FOP	315	30	2006	94	12,850
TOTALS	3,131			2,606	356,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,606	113.8032	150.22	391,473	2006	2012	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2019 Heated Area: 2174 HX Base Yr 2019



96095 SAIL WIND WAY, YULEE

BLD DATE	03/19/2007 OOTO	LGL DATE	
XF DATE	03/19/2007 OOTO	LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		356,240
TOTAL MARKET OB/XF VALUE		5,621
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		486,861
SOH/AGL Deduction		170,317
ASSESSED VALUE		316,544
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		265,822
TOTAL JUST VALUE		486,861
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		445,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16707	NEW CONSTR	157,162	12/01/2006
C16707	CO ISSUED	157,162	03/01/2006
E16874	ELEC OTHER	2,000	03/01/2006
M11175	MECH OTHER	0	03/01/2006
P10633	OTHER	0	01/01/2006
R08686	REPAIR/RRF	4,000	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2190/0597	3/23/2018	WD	U	I	11	100
GRANTOR: ARNETT PROPERTIES INC						
GRANTEE: VAN RIPER DAVID S &						
2185/0773	3/23/2018	WD	Q	I	02	323,000
GRANTOR: ARNETT PROPERTIES INC						
GRANTEE: VAN RIPER DAVID S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W12 FOP=[YR=2006] N10 W22 S8 D3 R3 S5 E16 N6 E3 $ W3 S6 W16 N5 U3 L3 W8 D3 L3 W15 S38 FGR=[YR=2006] S24 E4 S2 E15 N2 E4 N24 W23 $ E23 N2 E14 FOP=[YR=2006] S6 E10 N6 W10 $ E23 N37 $.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	100	0	0	1,634.00	SF	4.00	4.00	100	2006	2006	3	86	5,621	

LAND DESCRIPTION

TOTAL OB/XF 5,621

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS