LOT 29
LANCEFORD PB 6/356

SCOTT ROAD PARTNERS LLC
8280 PRINCETON SQUARE BLVD WES
JACKSONVILLE, FL 32256

2025

45-3N-28-121L-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Quality	04	Quality Level 04

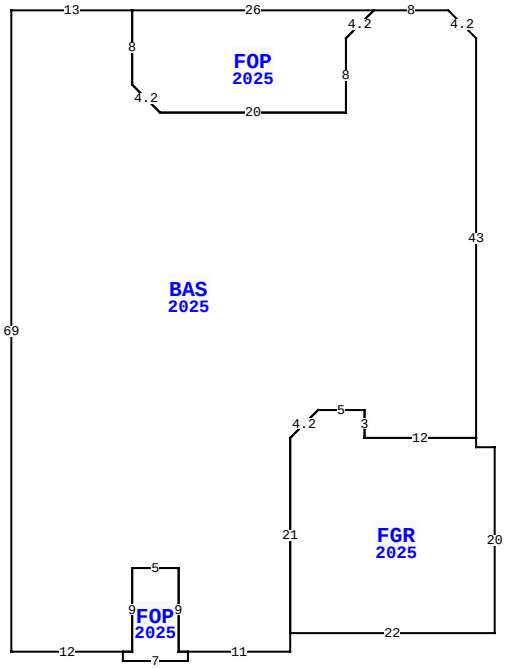
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,668	100	2025	2,668	382,351
FGR	480	55	2025	264	37,834
FOP	52	30	2025	16	2,293
FOP	253	30	2025	76	10,892
TOTALS	3,453			3,024	433,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,024	108.5700	143.31	433,369	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 2668 HX Base Yr



96075 SAIL WIND WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	433,369
TOTAL MARKET OB/XF VALUE	5,944
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	564,313
SOH/AGL Deduction	0
ASSESSED VALUE	564,313
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	564,313
TOTAL JUST VALUE	564,313
NCON VALUE	439,313
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240014259	PRIVATE PROVIDER	485,754	12/31/2024
B240007714	HTD 2693	485,754	06/28/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2698/1787	3/08/2024	WD	Q	V	03	155,000
GRANTOR: WISE MARY JENNIFER						
GRANTEE: SCOTT ROAD PARTNERS						
2695/1512	2/16/2024	QC	U	V	11	100
GRANTOR: WISE MARY JENNIFER &						
GRANTEE: WISE MARY JENNIFER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E13 S8 D3R3 E20 N8 U3R3 E8 D3R3 S43 W12 N3 W5 D3L3 S21 S2 W11 W1 N9 W5 S9 W1 W12 N69 $
FOP=[YR=2025;ORIG=23,70] E5 S9 E1 S1 W7 N1 E1 N9 $
FOP=[YR=2025;ORIG=23,10] E26 D3L3 S8 W20 U3L3 N8 $
FGR=[YR=2025;ORIG=62,57] W2 N1 W12 N3 W5 D3L3 S21 E22 N20 $
.

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	0811	CONCRETE B	0	0	0	0	1,143.00	SF	5.20	5.20	100	2025	2024		100	5,944	

LAND DESCRIPTION

TOTAL OB/XF 5,944

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	0		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 01/06/2025 BY NW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS