LOT 32
LANCEFORD PB 6/356

BLAZEK RICHARD & CAROLE(H&W) ET AL/KRAUS CHRISTINE
96017 SAIL WIND WAY
YULEE, FL 32097

2025

45-3N-28-121L-0032-0000

BUILDING CHARACTERISTICS

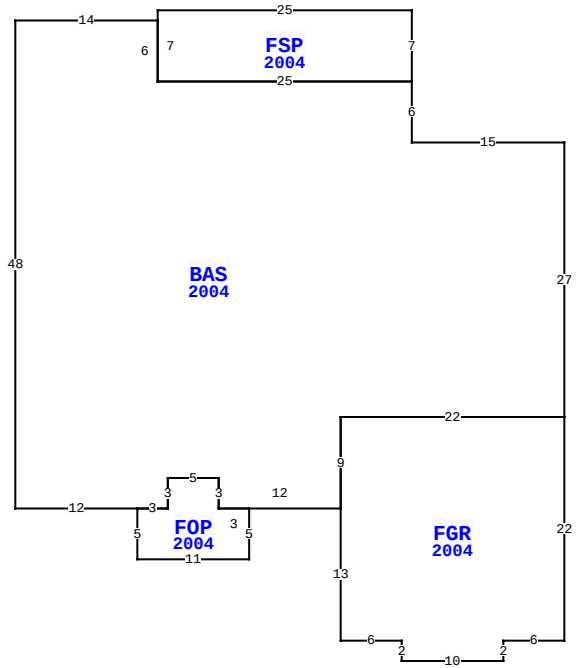
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,049	100	2004	2,049	265,428
FGR	504	55	2004	277	35,883
FOP	70	30	2004	21	2,720
FSP	175	40	2004	70	9,068
TOTALS	2,798			2,417	313,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,417	115.4538	152.40	368,351	2004	2004	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2022 Heated Area: 2049 HX Base Yr 2022



96017 SAIL WIND WAY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		313,098
TOTAL MARKET OB/XF VALUE		15,962
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		454,060
SOH/AGL Deduction		112,319
ASSESSED VALUE		341,741
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		291,019
TOTAL JUST VALUE		454,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20402	ADDITION	2,300	08/01/2007
B0412281	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2496/1769	9/15/2021	WD	Q	I	02	415,000
GRANTOR: KEAY DAVID A & KAREN						
GRANTEE: BLAZEK RICHARD & CA						
1737/0972	5/02/2011	QC	U	I	11	100
GRANTOR: KEAY DAVID A & ANNA M						
GRANTEE: KEAY DAVID A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W15 N6 FSP=[YR=2004] N7 W25 S7 E25 $ W25 N6 W14 S48 E12 FOP=[YR=2004] S5 E11 N5 W3 N3 W5 S3 W3 $ E3 N3 E5 S3 E12 FGR=[YR=2004] S13 E6 S2 E10 N2 E6 N22 W22 S9 $ N9 E22 N27 $.

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	1,778.00	SF	4.00	4.00	100	2004	2004	3	83	5,903	
2	1127	BRICK 8"	0	100	0	0	28.00	SF	11.00	11.00	100	2004	2004	3	95	293	
3	0855	CONC PAVER	0	100	0	0	500.00	SF	3.00	3.00	100	2006	2006	3	86	1,290	
4	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	2006	2006	3	24	1,440	
5	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	2006	2006	3	86	2,236	
6	0462	ST/AL FNC	0	100	0	0	1,200.00	SF	10.00	10.00	100	2006	2006	3	40	4,800	

LAND DESCRIPTION

TOTAL OB/XF 15,962

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