LOT 33
LANCEFORD PB 6/356

HILL JOHNNY & GWENDA LYNN
96016 SAIL WIND WAY
YULEE, FL 32097

2025

45-3N-28-121L-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

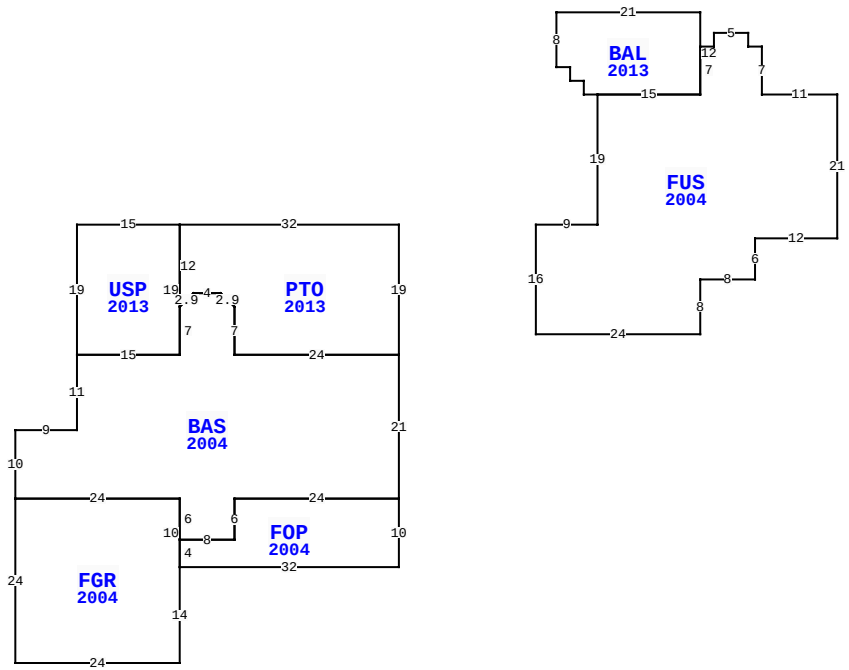
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	240	15	2013	36	4,829
BAS	1,193	100	2004	1,193	160,025
FGR	576	55	2004	317	42,521
FOP	272	30	2004	82	10,999
FUS	1,210	100	2004	1,210	162,304
PTO	540	5	2013	27	3,622
USP	285	30	2013	86	11,535
TOTALS	4,316			2,951	395,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,951	112.9128	149.04	439,817	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2021 Heated Area: 2403 HX Base Yr 2021



96016 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		395,835
TOTAL MARKET OB/XF VALUE		17,777
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		538,612
SOH/AGL Deduction		252,243
ASSESSED VALUE		286,369
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		230,647
TOTAL JUST VALUE		538,612
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		494,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1807853	REPAIR/RRF	0	08/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2353/0746	4/10/2020	WD	Q	I	01	360,000
GRANTOR: CARNES JOHN C & INES						
GRANTEE: HILL JOHNNY & GWEND						
2094/0944	1/09/2017	SW	U	I	18	252,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: CARNES JOHN C & INE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2013] W32 USP=[YR=2013] W15 S19 BAS=[YR=2004] S11 W9 S10 FGR=[YR=2004] S24 E24 N14 FOP=[YR=2004] E32 N10 W24 S6 W8 S4$ N10 W24$ E24 S6 E8 N6 E24 N21 W24 N7 U2 L2 W4 L2 D2 S7 W15$ E15 N19$ S12 U2 R2 E4 D2 R2 S7 E24 N19$ PTR= E20 FUS=[YR=2004] E9 N19 BAL=[YR=2013] W2 N2 W2 N2 W2 N8 E21 S12 W15$ E15 N7 E2 N2 E5 S2 E2 S7 E11 S21 W12 S6 W8 S8 W24 N16$ W20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	1,767.00	SF	5.20	5.20	100	2004	2004	3	83	7,626	
3	0476	VF 6 SBPL	0	100	0	0	228.00	LF	32.00	32.00	100	2017	2017	3	90	6,566	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	90	540	

LAND DESCRIPTION

TOTAL OB/XF 17,777

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	0003	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