

MARCUM WILLIAM L & MARY L
96054 SAIL WIND WAY
YULEE, FL 32097

45-3N-28-121L-0035-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																										
Exterior Wall		20	FACE BRICK 100		0900	01	3,402	100.0776	132.10	449,404	2005				0	0	14.25	85.75	VALUATION BY					STANDARD																				
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 0% - 0															Heated Area: 2652										HX Base Yr														
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE										385,364														
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE										35,800														
Interior Floo		03	CONC FINSH 90																	TOTAL LAND VALUE - MARKET										125,000														
Interior Floo		14	CARPET 10																	TOTAL MARKET VALUE										546,164														
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction										39,495														
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE										506,669														
Bedrooms			3 100																	TOTAL EXEMPTION VALUE										0														
Bathrooms			3 100																	BASE TAXABLE VALUE										506,669														
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE										546,164														
Stories		1.	1. 100																	NCON VALUE										62,451														
Units			0 100		INCOME VALUE																																							
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										464,584																													
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	2,652	100	2005	2,652	300,407																																							
FGR	792	55	2005	436	49,389																																							
FOP	66	30	2005	20	2,266																																							
FOP	84	30	2005	25	2,832																																							
UOP	1,344	20	2025	269	30,471																																							
TOTALS		4,938			3,402	385,364																																						
EXTRA FEATURES					96054 SAIL WIND WAY, YULEE										BLD DATE					LGL DATE					05/06/2025					MLU														
															XF DATE					LAND DATE																								
															INC DATE					AG DATE																								
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	0812	CONCRETE C	0	0	0	0			1,137.00	SF	4.00			4.00	100	2005	2005	3	84	3,820																								
3	0861	POOL GUNIT	0	0	0	0			336.00	SF	85.00			85.00	100	2025	2024		100	28,560																								
4	0462	ST/AL FNC	0	0	0	0			312.00	SF	10.00			10.00	100	2025	2024		100	3,120																								
5	0463	FENCE GATE	0	0	0	0			1.00	UT	300.00			300.00	100	2025	2024		100	300																								
LAND DESCRIPTION																									TOTAL OB/XF										35,800									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000																										
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