LOT 36
LANCEFORD PB 6/356

CLARK CHRISTINE L
96074 SAIL WIND WAY
YULEE, FL 32097

2025

45-3N-28-121L-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior SPEC FEAT	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Quality	04	Quality Level 04

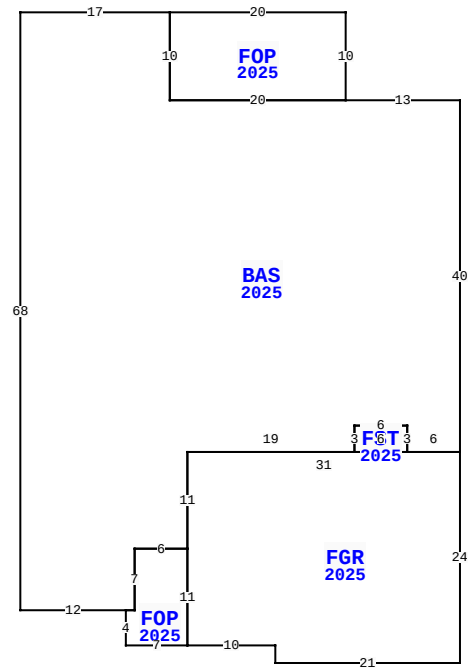
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,452	100	2025	2,452	354,608
FGR	724	55	2025	398	57,559
FOP	70	30	2025	21	3,037
FOP	200	30	2025	60	8,677
FST	18	55	2025	10	1,446
TOTALS	3,464			2,941	425,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,941	109.5570	144.62	425,327	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 2452 HX Base Yr



96074 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	425,327
TOTAL MARKET OB/XF VALUE	8,377
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	558,704
SOH/AGL Deduction	15,000
ASSESSED VALUE	543,704
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	543,704
TOTAL JUST VALUE	558,704
NCON VALUE	433,704
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250004373	INSTALL AND BUILD	18,867	04/24/2025
CO240008425	NEW SFR T-3602 H-	479,039	07/18/2024
B230014442	H2537 G796	479,039	11/08/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2772/267	3/05/2025	WD	Q	I	01	687,000
GRANTOR: WISE MARY JENNIFER						
GRANTEE: CLARK CHRISTINE L						
2724/824	7/12/2024	QC	U	V	11	100
GRANTOR: WISE MARY JENNIFER &						
GRANTEE: WISE MARY JENNIFER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=20,10] E17 S10 E20 E13 S40 W6 N3 W6 S3 W19 S11 W6 S7 W1 W12 N68 $
FST=[YR=2025;ORIG=58,57] E6 S3 W6 N3 $
FGR=[YR=2025;ORIG=70,60] W31 S11 S11 E10 S2 E21 N24 $
FOP=[YR=2025;ORIG=33,71] E6 S11 W7 N4 E1 N7 $
FOP=[YR=2025;ORIG=57,20] W20 N10 E20 S10 $
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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	1,611.00	SF	5.20	5.20	100	2025	2024		100	8,377	

LAND DESCRIPTION

TOTAL OB/XF 8,377

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 07/11/2025 BY TW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS