

LOT 37
IN OR 1933/1648
LANCEFORD PB 6/356

MARTIN THOMAS C IV & KARLA VANESSA
96092 SAIL WIND WAY
YULEE, FL 32097

2025

45-3N-28-121L-0037-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	

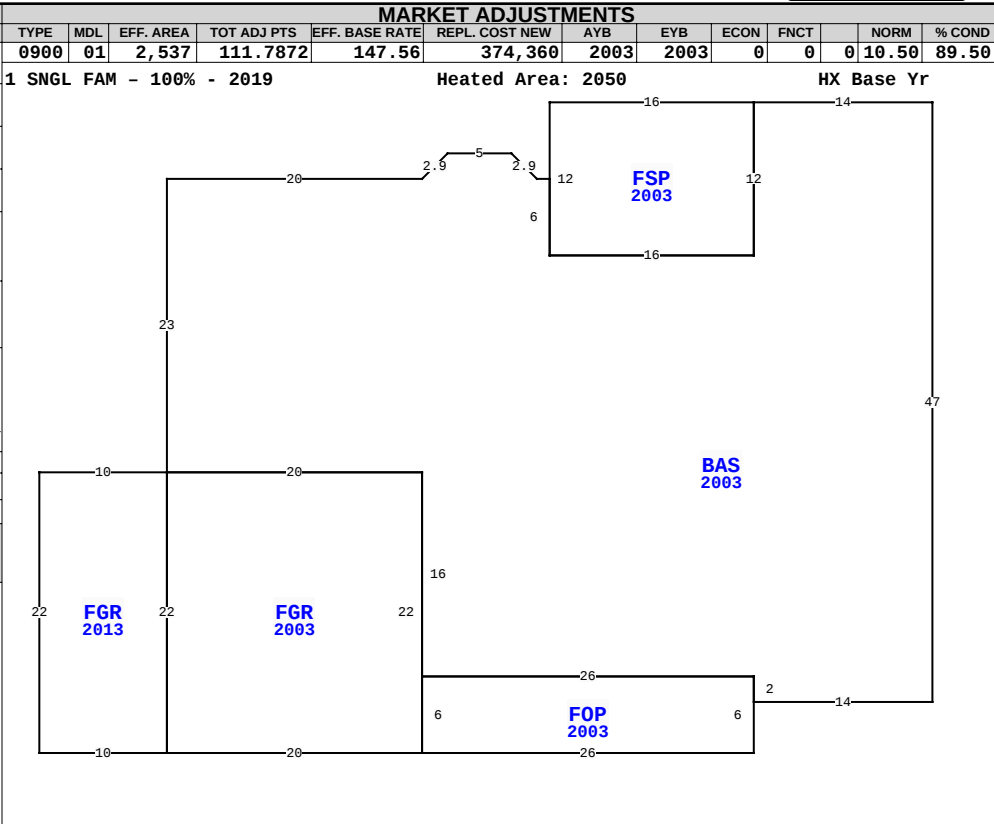
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,050	100	2003	2,050	270,736
FGR	440	55	2003	242	31,960
FGR	220	55	2013	121	15,980
FOP	156	30	2003	47	6,207
FSP	192	40	2003	77	10,169

TOTALS	3,058			2,537	335,052
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	2,617.00	SF	5.20
3	0476	VF 6 SBPL	0	100	0	0	356.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00

REVIEW DATE	06/03/2024	BY	KBA
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96092 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	2,617.00	SF	5.20	5.20	100	2003	2003	3	82	11,159	
3	0476	VF 6 SBPL	0	100	0	0	356.00	LF	32.00	32.00	100	2005	2005	3	64	7,291	

TOTAL OB/XF										21,460							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

Total Acres: 0.00	Total Land Value: 125,000	Market: 0	Agricultural: 0	Common: 125,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY				Tax Group: 4	
Tax Group: 4				Tax Dist:	
BUILDING MARKET VALUE				335,052	
TOTAL MARKET OB/XF VALUE				21,460	
TOTAL LAND VALUE - MARKET				125,000	
TOTAL MARKET VALUE				481,512	
SOH/AGL Deduction				28,775	
ASSESSED VALUE				452,737	
TOTAL EXEMPTION VALUE				13	452,737
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				481,512	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				440,905	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311458	NEW CONSTR	157,300	06/19/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1933/1648	8/08/2014	WD	Q	I	01
GRANTOR:DAVIS WILLIAM D & VIC					SALE PRICE
GRANTEE:MARTIN THOMAS CARL					212,000
1448/1217	10/02/2006	WD	Q	I	
GRANTOR:MINOTTO RALPH E & LIL					320,000
GRANTEE:DAVIS VICTORIA L &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W14 FSP=[YR=2003] W16 S12 E16 N12\$ S12 W16 N6 W1 U2 L2 W5 D2 L2 W20 S23 FGR=[YR=2013] W10 S22 E10 N22\$ FGR=[YR=2003] S22 E20 FOP=[YR=2003] E26 N6 W26 S6\$ N22 W20 \$ E20 S16 E26 S2 E14 N47\$.									