IN OR 2484/1812

POWELL SCOTT S & ASHLEY M
96266 WINDSOR DR
YULEE, FL 32097

2026

38-3N-28-0000-0012-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

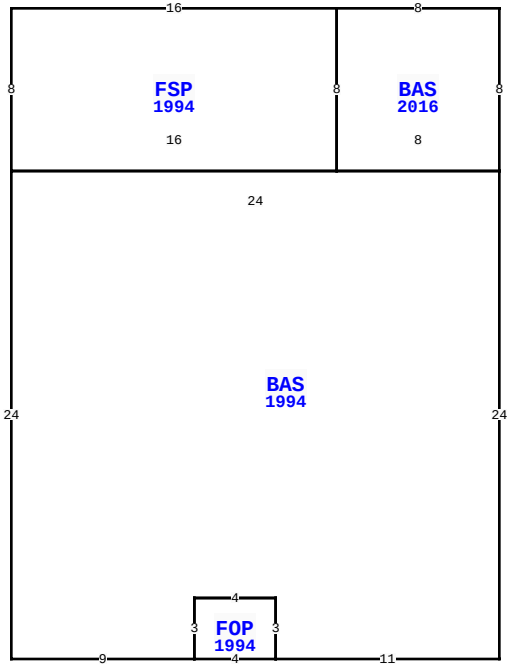
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	564	100	1994	564	75,243
BAS	64	100	2016	64	8,538
FOP	12	30	1994	4	534
FSP	128	40	1994	51	6,804
TOTALS	768			683	91,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	683	136.6200	143.45	97,976	1994	2010	0	0	0	7.00	93.00

1 SINGLE FAM 0% - 0 Heated Area: 628 HX Base Yr



96270 WILL YOUNG RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	91,118
TOTAL MARKET OB/XF VALUE	6,652
TOTAL LAND VALUE - MARKET	232,500
TOTAL MARKET VALUE	330,270
SOH/AGL Deduction	0
ASSESSED VALUE	330,270
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	330,270
TOTAL JUST VALUE	330,270
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 01320	NEW CONSTR	36,836	09/01/1994
8238	MH MOVE-ON	10,000	07/09/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2484/1812	8/03/2021	WD	Q	I	01	415,000
GRANTOR: SWIGART DANIEL H & BI						
GRANTEE: POWELL SCOTT S & AS						
2273/1991	5/10/2019	WD	Q	I	02	325,000
GRANTOR: WOOD ROBERT BARCLAY &						
GRANTEE: SWIGART DANIEL H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W8 FSP=[YR=1994] W16 S8 BAS=[YR=1994] S24 E9 FOP=[YR=1994] E4 N3 W4 S3 $ N3 E4 S3E11 N24 W24 $ E16 N8 $ S8 E8 N8$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	
2	0300	BOAT DCK W	0	0	0	0	340.00	SF	40.00	40.00	100	1994	1994	3	20	2,720	
4	0303	FLT DOCK W	0	0	8	20	160.00	SF	26.00	26.00	100	1994	1994	3	20	832	
5	0311	WD GANG WY	0	0	0	0	20.00	SF	45.00	45.00	100	1994	1994	3	20	180	
6	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	1994	1994	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 6,652

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	000131	C	RES CREEK	0	0005	RMH	75.00	400.00	75.00	FF		1.00	1.00	1.00	3,100.00	3,100.00	232,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 232,500 Market: 0 Agricultural: 0 Common: 232,500 PRINTED 07/09/2026 BY SYS