LOT 32
LANCEFORD PB 6/356

**BLAZEK RICHARD & CAROLE(H&W) ET AL/KRAUS CHRISTINE**
96017 SAIL WIND WAY
YULEE, FL 32097

**2026**

**45-3N-28-121L-0032-0000**

## BUILDING CHARACTERISTICS

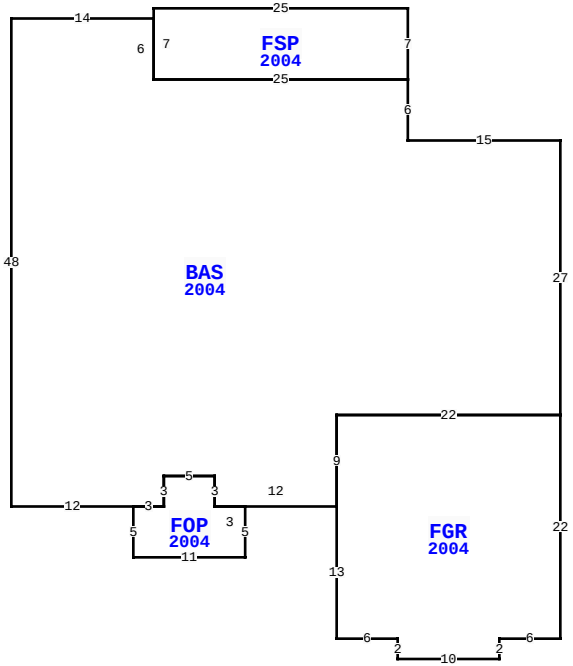
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |
| 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 | 2,049 | 100 | 2004 | 2,049 | 237,450 |
| FGR | 504 | 55 | 2004 | 277 | 32,100 |
| FOP | 70 | 30 | 2004 | 21 | 2,434 |
| FSP | 175 | 40 | 2004 | 70 | 8,112 |
| TOTALS | 2,798 | | | 2,417 | 280,096 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,417 | 98.9604 | 137.55 | 332,458 | 2004 | 2004 | 0 | 0 | 0 | 15.75 | 84.25 |

1 SNGL FAM 100% - 2022 Heated Area: 2049 HX Base Yr 2022




96017 SAIL WIND WAY, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 280,096 |
| TOTAL MARKET OB/XF VALUE | | 1,320 |
| TOTAL LAND VALUE - MARKET | | 125,000 |
| TOTAL MARKET VALUE | | 406,416 |
| SOH/AGL Deduction | | 55,448 |
| ASSESSED VALUE | | 350,968 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 299,557 |
| TOTAL JUST VALUE | | 406,416 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 454,060 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B20402 | ADDITION | 2,300 | 08/01/2007 |
| B0412281 | NEW CONSTR | 0 | 01/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2496/1769 | 9/15/2021 | WD | Q | I | 02 | 415,000 |
| GRANTOR: KEAY DAVID A & KAREN | | | | | | |
| GRANTEE: BLAZEK RICHARD & CA | | | | | | |
| 1737/0972 | 5/02/2011 | QC | U | I | 11 | 100 |
| GRANTOR: KEAY DAVID A & ANNA M | | | | | | |
| GRANTEE: KEAY DAVID A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W15 N6 FSP=[YR=2004] N7 W25 S7 E25 $ W25 N6 W14 S48 E12 FOP=[YR=2004] S5 E11 N5 W3 N3 W5 S3 W3 $ E3 N3 E5 S3 E12 FGR=[YR=2004] S13 E6 S2 E10 N2 E6 N22 W22 S9 $ N9 E22 N27 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 20 | 200.00 | SF | 30.00 | 30.00 | 100 | 2006 | 2006 | 3 | 22 | 1,320 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,320

| 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 | | 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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS