LOT 35
LANCEFORD PB 6/356

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

2026

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

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	03	CONC FINSH 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

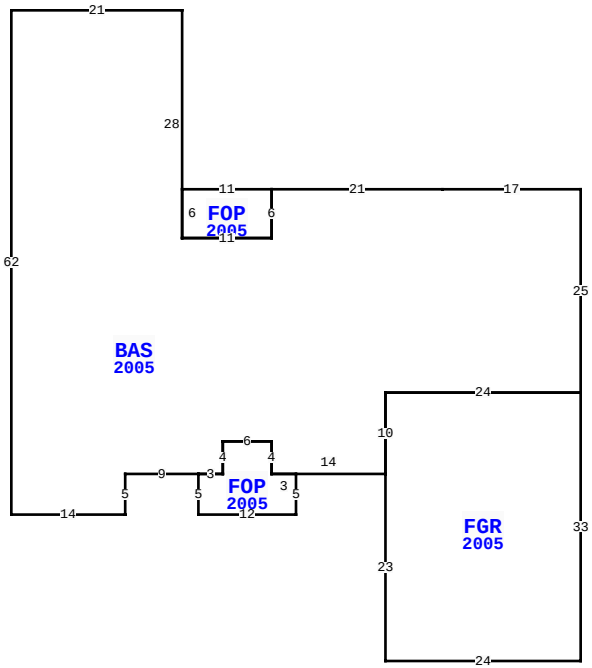
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,652	100	2005	2,652	268,790
FGR	792	55	2005	436	44,191
FOP	66	30	2005	20	2,027
FOP	84	30	2005	25	2,534
TOTALS	3,594			3,133	317,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,133	85.7808	119.24	373,579	2005	2005	0	0	0	15.00	85.00

1 SNGL FAM 0% - 0 Heated Area: 2652 HX Base Yr



96054 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	317,542
TOTAL MARKET OB/XF VALUE	50,000
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	492,542
SOH/AGL Deduction	0
ASSESSED VALUE	492,542
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	492,542
TOTAL JUST VALUE	492,542
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	546,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250012031	MTL GAR	53,483	10/29/2025
SP230012623	POOL	69,000	09/29/2023
B205046	SCRN ENCLSRE	6,950	06/29/2020
B13818	NEW CONSTR	0	01/01/2005
E0414003	ELEC OTHER	2,000	12/01/2004
M0409039	H/AC	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2516/0755	11/18/2021	WD	Q	I	01	469,000
GRANTOR: DEESE KATHERINE N A/K						
GRANTEE: MARCUM WILLIAM L &						
1974/1120	4/15/2015	WD	Q	I	01	252,000
GRANTOR: LUKACS MICHELE						
GRANTEE: DREESE KATHERINE N						

BUILDING NOTES

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
2	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W17 W21 S6 W11 N28 W21 S62 E14 N5 E9 E3 N4 E6 S4 E14 N10 E24 N25 $
FGR=[YR=2005;ORIG=-24,35] S23 E24 N33 W24 S10 $
FOP=[YR=2005;ORIG=-47,35] S5 E12 N5 W3 N4 W6 S4 W3 $
FOP=[YR=2005;ORIG=-38,0] W11 S6 E11 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 50,000

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 01/15/2026 BY TW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS