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

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

2026

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

NASSAU COUNTY PROPERTY

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	01	Quality Level 01

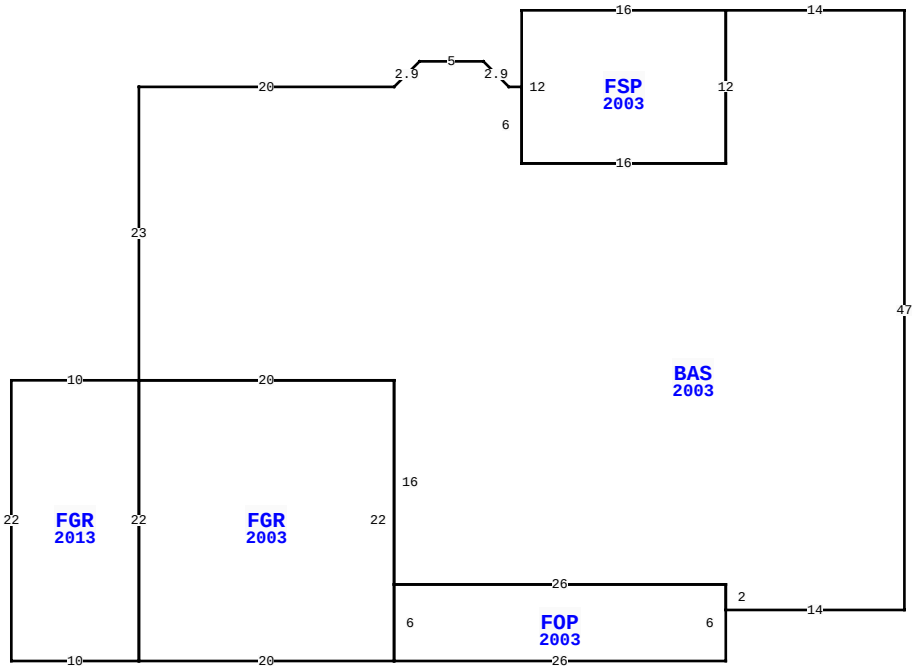
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,050	100	2003	2,050	243,006
FGR	440	55	2003	242	28,686
FGR	220	55	2013	121	14,343
FOP	156	30	2003	47	5,571
FSP	192	40	2003	77	9,128
TOTALS	3,058			2,537	300,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,537	95.8176	133.19	337,903	2003	2003	0	0	0	11.00	89.00

1 SNGL FAM 100% - 2019 Heated Area: 2050 HX Base Yr



96092 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		300,734
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		428,709
SOH/AGL Deduction		0
ASSESSED VALUE		428,709
TOTAL EXEMPTION VALUE	13	428,709
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		428,709
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		481,512

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	SALE PRICE
1933/1648	8/08/2014	WD	Q	I	01	212,000
GRANTOR: DAVIS WILLIAM D & VIC						
GRANTEE: MARTIN THOMAS CARL						
1448/1217	10/02/2006	WD	Q	I		320,000
GRANTOR: MINOTTO RALPH E & LIL						
GRANTEE: DAVIS VICTORIA L &						

BUILDING NOTES

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$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 2,975

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 06/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS