LOT 51
NASSAU STATION OR 2425/1321

SULLIVAN MATTHEW E III
75087 NASSAU STATION WAY
YULEE, FL 32097

2023

08-2N-27-0215-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

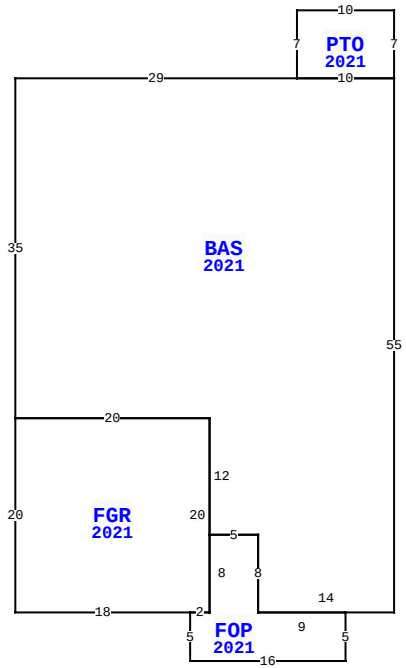
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4093.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,705	100	1,705	179,605
FGR	400	55	220	23,175
FOP	120	30	36	3,792
PTO	70	5	4	421
TOTALS	2,295		1,965	206,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,965	116.7180	105.34	206,993	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1705 HX Base Yr 2022



75087 NASSAU STATION WAY, YULEE

BLD DATE	03/29/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		206,993
TOTAL MARKET OB/XF VALUE		3,474
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		255,467
SOH/AGL Deduction		30,222
ASSESSED VALUE		225,245
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		175,245
TOTAL JUST VALUE		255,467
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004392	NEW CONSTR	234,598	04/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2502/1275	9/30/2021	SW	Q	I	01	301,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SULLIVAN MATTHEW E						
2448/1201	4/01/2021	WD	Q	V	05	1,560,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] W10 S7 BAS=[YR=2021] W29 S35 FGR=[YR=2021] S20 E18 FOP=[YR=2021] S5 E16 N5 W9 N8 W5 S8 W2$ E2 N20 W20$ E20 S12 E5 S8 E14 N55 W10$ E10 N7$.

EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	668.00	SF	5.20	5.20	100	2021	2021	3	100	3,474	

LAND DESCRIPTION

TOTAL OB/XF 3,474

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 11/23/2021 BY NW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS