LOT 5
NASSAU CROSSING PHASE 1
OR 2344/490

LYNN CIERA MAE
86436 NASSAU CROSSING WAY
YULEE, FL 32097

2023

42-2N-27-1090-0005-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

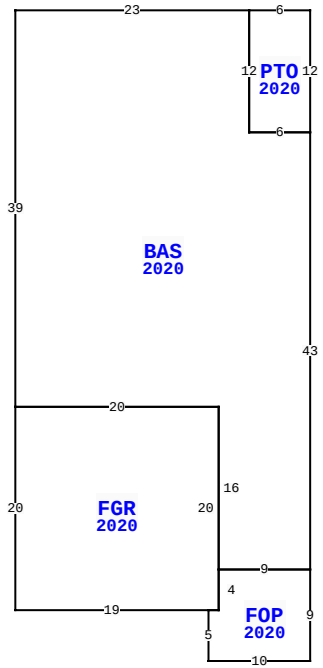
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,203	100	1,203	133,439
FGR	400	55	220	24,403
FOP	86	30	26	2,884
PTO	72	5	4	444
TOTALS	1,761		1,453	161,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,453	123.5220	111.48	161,980	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1203 HX Base Yr 2022



86436 NASSAU CROSSING WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		161,170
TOTAL MARKET OB/XF VALUE		3,835
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		210,005
SOH/AGL Deduction		23,089
ASSESSED VALUE		186,916
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		136,916
TOTAL JUST VALUE		210,005
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008965	CO ISSUED	0	09/28/2020
20003862	NEW CONSTR	170,487	07/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2505/0338	10/08/2021	WD	Q	I	01	268,000
GRANTOR: KROLAK NATALIE ANN						
GRANTEE: LYNN CIERA MAE						
2397/1040	9/30/2020	SW	Q	I	01	208,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: KROLAK NATALIE ANN						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2020] W6 BAS=[YR=2020] W23 S39 FGR=[YR=2020] S20 E19 FOP=[YR=2020] S5 E10 N9 W9 S4 W1$ E1 N20 W20$ E20 S16 E9 N43 W6 N12$ S12 E6 N12$.

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	0811	CONCRETE B	0	100	0	0	745.00	SF	5.20	5.20	100	2020	2020	3	99	3,835	

LAND DESCRIPTION

TOTAL OB/XF 3,835

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/06/2021 BY NW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS