LOT 14
NASSAU CROSSING PHASE 1
OR 2344/490

ET-4 POOL 2 LP
1170 KANE CONCOURSE STE 400
BAY HARBOR ISLANDS, FL 33154

2023

42-2N-27-1090-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

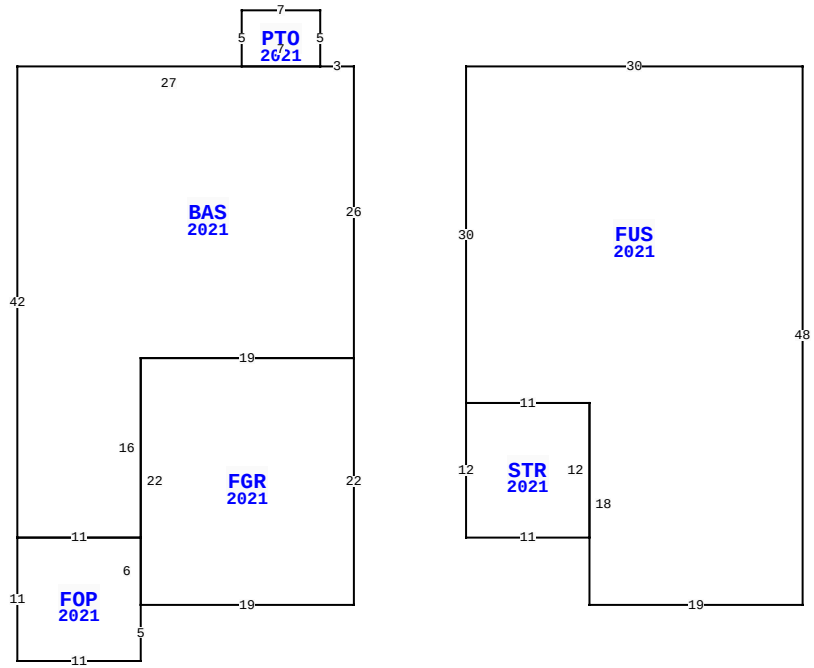
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	956	100	956	95,667
FGR	418	55	230	23,016
FOP	121	30	36	3,603
FUS	1,242	100	1,242	124,287
PTO	35	5	2	200
STR	132	10	13	1,301
TOTALS	2,904		2,479	248,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,479	110.8800	100.07	248,074	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 0 Heated Area: 2198 HX Base Yr



86314 BULL CT, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	248,074
TOTAL MARKET OB/XF VALUE	3,049
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	296,123
SOH/AGL Deduction	18,435
ASSESSED VALUE	277,688
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	277,688
TOTAL JUST VALUE	296,123
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008519	NEW CONSTR	294,126	09/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2501/1229	9/24/2021	SW	U	I	11	100
GRANTOR: ET-5 LP						
GRANTEE: ET-4 POOL 2 LP						
2484/1629	7/29/2021	SW	Q	I	05	776,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ET-5 LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W3 PTO=[YR=2021] N5 W7 S5 E7 $ W27 S42
FOP=[YR=2021] S11 E11 N5 FGR=[YR=2021] E19 N22 W19 S22$ N6
W11$ E11 N16 E19 N26$ PTR=E10 FUS=[YR=2021] S30 STR=[YR=2021]
S12 E11 N12 W11$ E11 S18 E19 N48 W30$ W10$.

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	0810	CONCRETE A	0	0	0	0	469.00	SF	6.50	6.50	100	2021	2021	3	100	3,049	

LAND DESCRIPTION

TOTAL OB/XF 3,049

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/12/2021 BY NW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS