LOT 24
NASSAU CROSSING PHASE 1
OR 2344/490

CAMERON DEREK
86207 BUGGY COURT
YULEE, FL 32097

2023

42-2N-27-1090-0024-0000

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

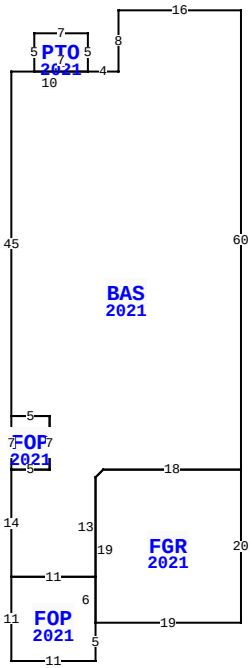
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,808	100	1,808	188,846
FGR	380	55	209	21,830
FOP	35	30	10	1,045
FOP	121	30	36	3,760
PTO	35	5	2	209
TOTALS	2,379		2,065	215,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,065	115.7380	104.45	215,689	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1808 HX Base Yr 2022



86207 BUGGY 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		215,689
TOTAL MARKET OB/XF VALUE		3,713
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		264,402
SOH/AGL Deduction		31,496
ASSESSED VALUE		232,906
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		182,906
TOTAL JUST VALUE		264,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010389	NEW CONSTR	242,706	10/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2468/1301	6/04/2021	SW	Q	I	02	252,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CAMERON DEREK						
2398/0443	1/01/2020	WD	Q	V	05	905,800
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 S8 W4 PTO=[YR=2021] N5 W7 S5 E7$ W10 S45 FOP=[YR=2021] S7 E5 N7 W5$ E5 S7 W5 S14 FOP=[YR=2021] S11 E11 N5 FGR=[YR=2021] E19 N20 W18 L1 D1 S19$ N6 W11$ E11 N13 U1 R1 E18 N60$.

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	714.00	SF	5.20	5.20	100	2021	2021	3	100	3,713	

LAND DESCRIPTION

TOTAL OB/XF 3,713

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 05/10/2021 BY NW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS