LOT 31
NASSAU CROSSING PHASE 1
OR 2344/490

CHEN CHRISTIAN TSAWI & CASSANDRA
86021 CLUB CAR PLACE
YULEE, FL 32097

2023

42-2N-27-1090-0031-0000

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

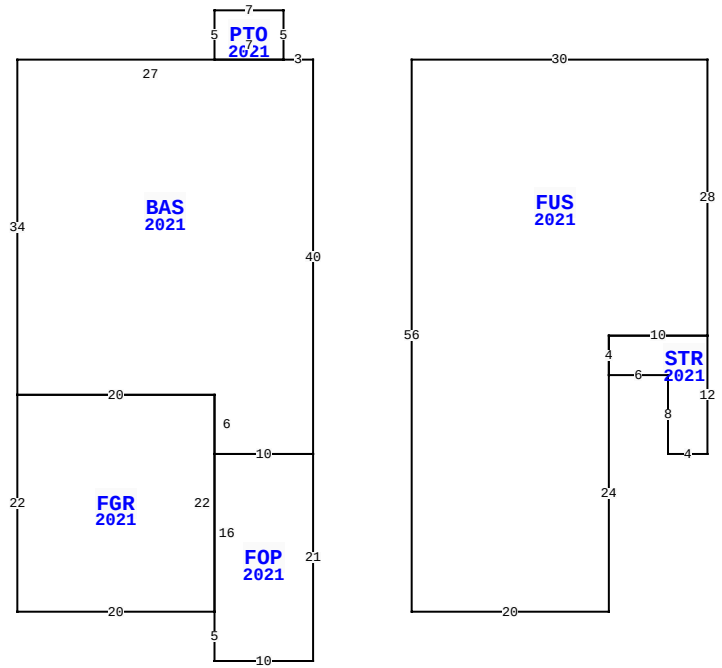
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4091.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	107,136
FGR	440	55	242	24,006
FOP	210	30	63	6,250
FUS	1,400	100	1,400	138,880
PTO	35	5	2	198
STR	72	10	7	694
TOTALS	3,237		2,794	277,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,794	109.9200	99.20	277,165	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2480 HX Base Yr 2022



86021 CLUB CAR PL, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		277,165
TOTAL MARKET OB/XF VALUE		3,853
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		326,018
SOH/AGL Deduction		40,512
ASSESSED VALUE		285,506
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		235,506
TOTAL JUST VALUE		326,018
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009776	NEW CONSTR	329,802	10/15/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2460/0512	5/07/2021	SW	Q	I	01	288,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CHEN CHRISTIAN TSAW						
2390/0571	9/04/2020	WD	Q	V	05	392,400
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W3 PTO=[YR=2021] N5 W7 S5 E7 $ W27 S34
FGR=[YR=2021] S22 E20 FOP=[YR=2021] S5 E10 N21 W10 S16$ N22
W20$ E20 S6 E10 N40$ PTR= E10 FUS=[YR=2021] S56 E20 N24
STR=[YR=2021] E6 S8 E4 N12 W10 S4$ N4 E10 N28 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	0811	CONCRETE B	0	100	0	0	741.00	SF	5.20	5.20	100	2021	2021	3	100	3,853	

LAND DESCRIPTION

TOTAL OB/XF 3,853

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