LOT 32
NASSAU CROSSING PHASE 1
OR 2344/490

CHOW EDWARD
86013 CLUB CAR PL
YULEE, FL 32097

2023

42-2N-27-1090-0032-0000

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		3 100
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

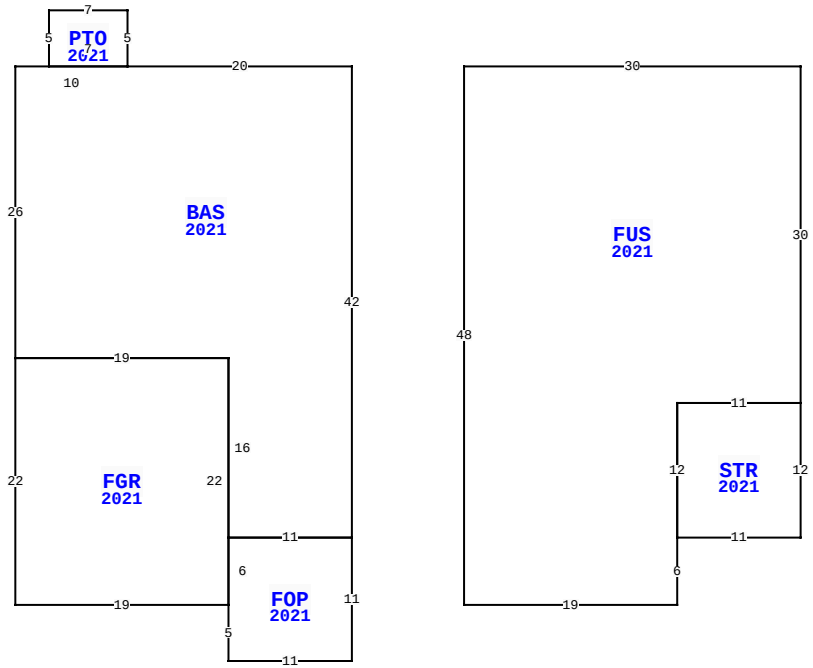
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

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 – 100% - 2022 Heated Area: 2198 HX Base Yr 2022



86013 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		248,074
TOTAL MARKET OB/XF VALUE		3,130
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		296,204
SOH/AGL Deduction		35,965
ASSESSED VALUE		260,239
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		210,239
TOTAL JUST VALUE		296,204
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009741	NEW CONSTR	294,126	10/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2455/1379	4/23/2021	SW	Q	I	01	284,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CHOW EDWARD						
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] W20 PTO=[YR=2021] N5 W7 S5 E7$ W10 S26
FGR=[YR=2021] S22 E19 FOP=[YR=2021] S5 E11 N11 W11 S6$ N22
W19$ E19 S16 E11 N42$ PTR=E10 FUS=[YR=2021] S48 E19 N6
STR=[YR=2021] E11 N12 W11 S12$ N12 E11 N30 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	602.00	SF	5.20	5.20	100	2021	2021	3	100	3,130	

LAND DESCRIPTION

TOTAL OB/XF 3,130

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