LOT 40
NASSAU CROSSING PHASE 1
OR 2344/490

PARKER PHILIP H
86162 MAINLINE RD
YULEE, FL 32097

**2023**

**42-2N-27-1090-0040-0000**

## 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 |

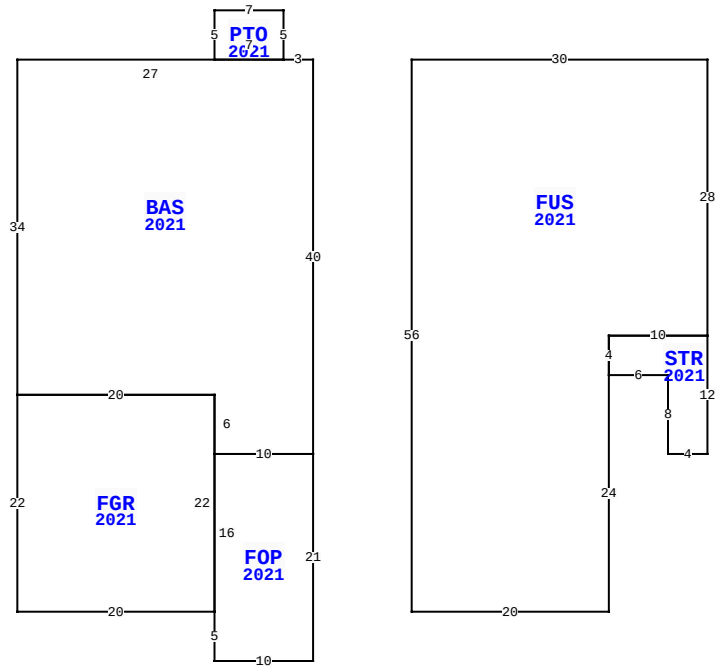
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

| 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




86162 MAINLINE RD, 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 | | 3,198 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 325,363 |
| SOH/AGL Deduction | | 40,182 |
| ASSESSED VALUE | | 285,181 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 230,181 |
| TOTAL JUST VALUE | | 325,363 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 276,875 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21011048 | CO ISSUED | 0 | 08/20/2021 |
| 20013081 | NEW CONSTR | 329,802 | 12/31/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2492/0502 | 8/27/2021 | SW | Q | I | 01 | 347,000 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: PARKER PHILIP H | | | | | | |
| 2417/0326 | 12/10/2020 | WD | Q | V | 05 | 440,700 |
| 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 | 615.00 | SF | 5.20 | 5.20 | 100 | 2021 | 2021 | 3 | 100 | 3,198 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,198

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