LOT 51
NASSAU CROSSING PHASE 1
OR 2344/490

ROE MARK
86250 MAINLINE RD
YULEE, FL 32097

2023

42-2N-27-1090-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

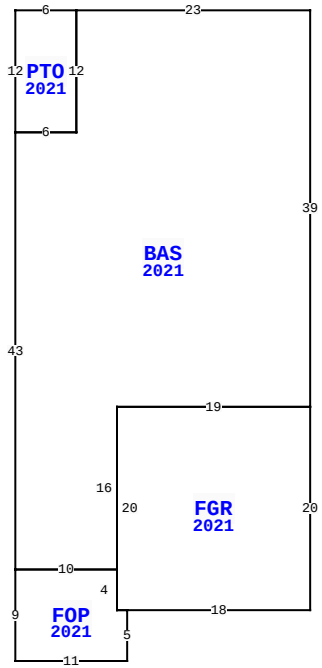
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,219	100	1,219	135,894
FGR	380	55	209	23,299
FOP	95	30	28	3,121
PTO	72	5	4	446
TOTALS	1,766		1,460	162,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,460	123.5220	111.48	162,761	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1219 HX Base Yr 2022



86250 MAINLINE RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		162,761
TOTAL MARKET OB/XF VALUE		4,196
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		211,957
SOH/AGL Deduction		47,754
ASSESSED VALUE		164,203
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		109,203
TOTAL JUST VALUE		211,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014203	CO ISSUED	0	10/15/2021
21003592	NEW CONSTR	183,335	03/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2506/1937	10/19/2021	SW	Q	I	01	269,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ROE MARK						
2439/1984	3/04/2021	WD	Q	V	05	534,900
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W23 PTO=[YR=2021] W6 S12 E6 N12$ S12 W6 S43
FOP=[YR=2021] S9 E11 N5 FGR=[YR=2021] E18 N20 W19 S20 E1$ W1
N4 W10$ E10 N16 E19 N39$.

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	807.00	SF	5.20	5.20	100	2021	2021	3	100	4,196	

LAND DESCRIPTION

TOTAL OB/XF 4,196

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 12/03/2021 BY NW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS