LOT 58
NASSAU CROSSING PHASE 1
OR 2344/490

ELLIS RHONDA
86253 MAINLINE ROAD
YULEE, FL 32097

2023

42-2N-27-1090-0058-0000

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 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

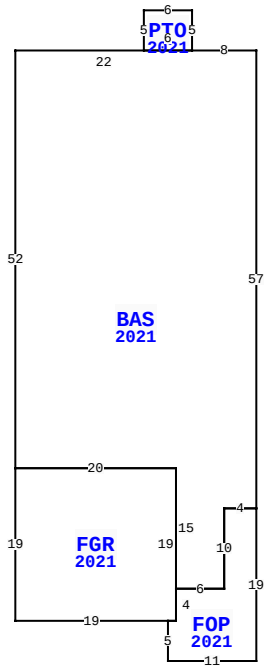
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,670	100	1,670	175,918
FGR	380	55	209	22,016
FOP	135	30	40	4,214
PTO	30	5	2	211
TOTALS	2,215		1,921	202,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,921	116.7180	105.34	202,358	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 0 Heated Area: 1670 HX Base Yr



86253 MAINLINE RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	202,358
TOTAL MARKET OB/XF VALUE	3,333
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	250,691
SOH/AGL Deduction	14,353
ASSESSED VALUE	236,338
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	236,338
TOTAL JUST VALUE	250,691
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017681	CO ISSUED	0	12/22/2021
21003490	NEW CONSTR	238,979	03/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2525/0889	12/27/2021	SW	Q	I	01	301,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ELLIS RHONDA						
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] W8 PTO=[YR=2021] N5 W6 S5 E6 $ W22 S52
FGR=[YR=2021] S19 E19 FOP=[YR=2021] S5 E11 N19 W4 S10 W6 S4
W1$ E1 N19 W20$ E20 S15 E6 N10 E4 N57$.

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	0	0	0	641.00	SF	5.20	5.20	100	2021	2021	3	100	3,333	

LAND DESCRIPTION

TOTAL OB/XF 3,333

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 12/06/2021 BY NW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS