LOT 66
NASSAU CROSSING PHASE 1
OR 2344/490

GIRAUD SPENCER A & DESTINEY C
86189 MAINLINE RD
YULEE, FL 32097

2023

42-2N-27-1090-0066-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

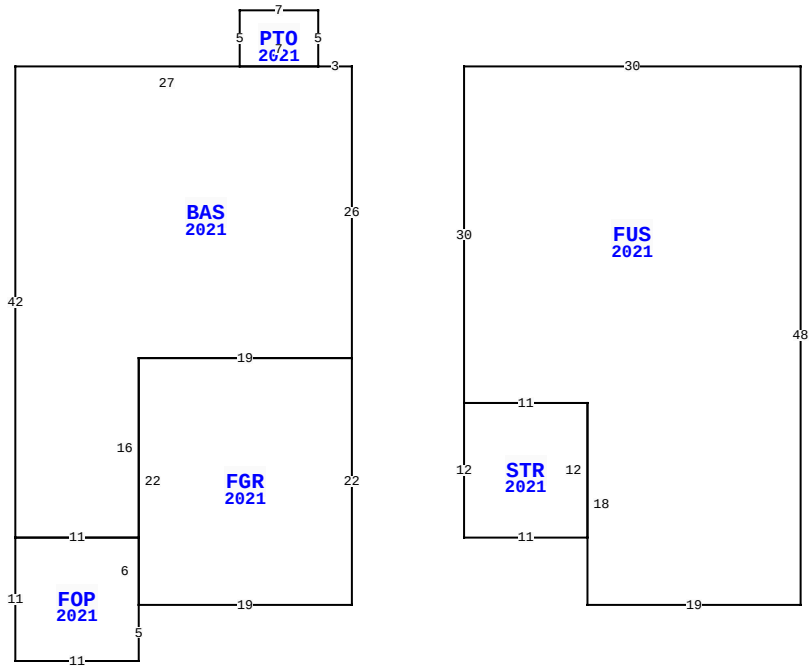
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	956	100	956	96,747
FGR	418	55	230	23,276
FOP	121	30	36	3,643
FUS	1,242	100	1,242	125,690
PTO	35	5	2	202
STR	132	10	13	1,316
TOTALS	2,904		2,479	250,875

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	112.1280	101.20	250,875	2021	2021	0	0	0	0.00	100.00

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



86189 MAINLINE RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		250,875
TOTAL MARKET OB/XF VALUE		10,967
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		306,842
SOH/AGL Deduction		40,319
ASSESSED VALUE		266,523
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		216,523
TOTAL JUST VALUE		306,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011636	CO ISSUED	0	09/01/2021
21000391	NEW CONSTR	294,126	01/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2494/1488	9/03/2021	SW	Q	I	01	298,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GIRAUD SPENCER A &						
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 S42
FOP=[YR=2021] S11 E11 N5 FGR=[YR=2021] E19 N22 W19 S22$ N6
W11$ E11 N16 E19 N26$ PTR=E10 FUS=[YR=2021] S30 STR=[YR=2021]
S12 E11 N12 W11$ E11 S18 E19 N48 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	700.00	SF	5.20	5.20	100	2021	2021	3	100	3,640	
2	0462	ST/AL FNC	0	100	0	0	144.00	SF	10.00	10.00	100	2021	2021	3	98	1,411	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	99	594	
4	0476	VF 6 SBPL	0	100	0	0	168.00	LF	32.00	32.00	100	2021	2021	3	99	5,322	

LAND DESCRIPTION

TOTAL OB/XF 10,967

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