

CASEY DAVID J & JALISSA MONIQUE
86719 NASSAU CROSSING WAY
YULEE, FL 32097

42-2N-27-1090-0077-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

Roof Structure

Roof Cover

Interior Wall

Interior Floor

Interior Floor

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

3103

0305111403

0402

2.00

00

03

0100

4091.00

HARDIE BRD 100

GABLE/HIP 100

COMP SHNGL 100

DRYWALL 100

CLAY TILE 50

CARPET 50

CENTRAL 100

AIR DUCTED 100

4 100

2.5 100

WOOD FRAME 100

2. 2. 100

0 100

NONE 100

Quality Level 03

SINGLE FAMILY

MKT AREA

04

TOTALS

2,904

2,479

248,074

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ

REPL. COST NEWAYB

EYBECONFNCT

% CONDDOR

010001

2,479110.8800

100.07

248,074

2022

0

0

0.00100.00

2022

1 SINGLE FAM - 100% - 2023

Heated Area: 2198

HX Base Yr 2023

PTO

FUS

STR

FGR

FOP

BAS

2622

2022

2022

2022

2022

2022

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

248,074

8,690

45,000

301,764

0

301,764

50,000

251,764

301,764

256,764

45,000

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2552/0971

3/31/2022

SW Q

I

02

351,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: CASEY DAVID JERMAIN

2485/0899

8/05/2021

WD Q V

05

608,500

GRANTOR: PATRIOT RIDGE LLP

GRANTEE: D R HORTON INC-JACK

BUILDING NOTES

BAS=[YR=2022] W3 PTO=[YR=2022] N5 W7 S5 E7 \$ W27 S42

FOP=[YR=2022] S11 E11 N5 FGR=[YR=2022] E19 N22 W19 S22\$ N6

W11\$ E11 N16 E19 N26\$ PTR=E10 FUS=[YR=2022] S30 STR=[YR=2022]

S12 E11 N12 W11\$ E11 S18 E19 N48 W30\$ W10\$.

EXTRA FEATURES

L N

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

642.00

SF 5.20

5.20

100

2022

2022

3 100

3,338

2 0476

VF 6 SBPL

0 100

0 0

96.00

LF 32.00

32.00

100

2022

2022

3 100

3,072

3 0470

VNYL GATE

0 100

0 0

2.00

UT 300.00

300.00

100

2022

2022

3 100

600

4 0462

ST/AL FNC

0 100

0 0

168.00

SF 10.00

10.00

100

2022

2022

3 100

1,680

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1 000134

C

SFR POND

100

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.00

45,000.00

45,000.00

45,000

REVIEW DATE

06/30/2022

BY

NW

Total Acres: 0.00

Total Land Value: 45,000

Market: 0

Agricultural: 0

Common: 45,000

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