LOT 95
NASSAU CROSSING PHASE 2
OR 2481/1580

HIATT AMANDA NICHELLE/BROWN RALPH EDWARD II ET AL
86619 NASSAU CROSSING WAY
YULEE, FL 32097

2023

42-2N-27-1090-0095-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

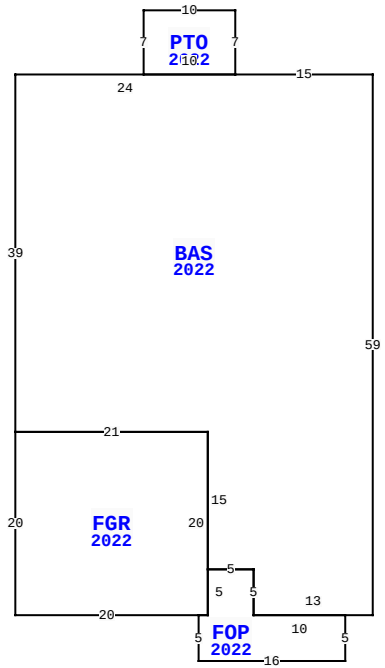
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,856	100	1,856	192,226
FGR	420	55	231	23,925
FOP	105	30	32	3,314
PTO	70	5	4	414
TOTALS	2,451		2,123	219,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,123	114.7580	103.57	219,879	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 33% - 2023 Heated Area: 1856 HX Base Yr 2023



86619 NASSAU CROSSING WAY, 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		219,879
TOTAL MARKET OB/XF VALUE		3,255
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		268,134
SOH/AGL Deduction		0
ASSESSED VALUE		268,134
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		218,134
TOTAL JUST VALUE		268,134
NCON VALUE		223,134
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		45,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008719	CO ISSUED	0	06/17/2022
21016433	NEW CONSTR	269,188	11/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2575/1420	6/29/2022	SW	Q	I	02	336,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HIATT AMANDA N & RA						
2511/1086	11/04/2021	WD	Q	V	05	905,400
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 PTO=[YR=2022] N7 W10 S7 E10$ W24 S39
FGR=[YR=2022] S20 E20 FOP=[YR=2022] S5 E16 N5 W10 N5 W5 S5
W1$ E1 N20 W21$ E21 S15 E5 S5 E13 N59$.

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	33	0	0	626.00	SF	5.20	5.20	100	2022	2022	3	100	3,255	

LAND DESCRIPTION

TOTAL OB/XF 3,255

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	33		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 PRINTED 08/02/2023 BY SYS