

LOT 96
NASSAU CROSSING PHASE 2
OR 2481/1580

JACKSON MONICA
86615 NASSAU CROSSING WAY
YULEE, FL 32097

2023

42-2N-27-1090-0096-0000



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		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	120	30	36	3,729
PTO	70	5	4	414
TOTALS	2,466		2,127	220,293

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	674.00	SF	5.20	5.20	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,127	114.7580	103.57	220,293	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023 Heated Area: 1856 HX Base Yr 2023											
86615 NASSAU CROSSING WAY, YULEE											

TOTAL OB/XF											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
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 HX HB											
BASE TAXABLE VALUE											
TOTAL JUST VALUE											
NCON VALUE											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010448	CO ISSUED	0	06/16/2022
21015423	NEW CONSTR	307,088	11/08/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2643/613	5/18/2023	WD	Q	I	01	365,000	
GRANTOR: SCHATZ WILLIAM D & CO							
GRANTEE: JACKSON MONICA							
2597/0366	10/18/2022	SW	U	I	11	100	
GRANTOR: D R HORTON INC JACKSO							
GRANTEE: SCHATZ WILLIAM DAVI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W15 PT0=[YR=2022] N7 W10 S7 E10\$ W24 S39											
FGR=[YR=2022] S20 E20 FOP=[YR=2022] S5 E19 N5 W13 N5 W5 S5											
W1\$ E1 N20 W21\$ E21 S15 E5 S5 E13 N59\$.											