

LOT 99
NASSAU CROSSING PHASE 2
OR 2481/1580

DAY KYLE
86603 NASSAU CROSSING WAY
YULEE, FL 32097

2023

42-2N-27-1090-0099-0000



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	1,856	100	1,856	193,859
FGR	420	55	231	24,128
FOP	120	30	36	3,760
PTO	70	5	4	418
TOTALS	2,466		2,127	222,165

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	626.00	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

REVIEW DATE 06/30/2022 BY NW

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	115.7380	104.45	222,165	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023 Heated Area: 1856 HX Base Yr 2023											

86603 NASSAU CROSSING WAY, YULEE											
TOTAL OB/XF 3,255											

TOTAL OB/XF											
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

Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										222,165	
TOTAL MARKET OB/XF VALUE										3,255	
TOTAL LAND VALUE - MARKET										45,000	
TOTAL MARKET VALUE										270,420	
SOH/AGL Deduction										0	
ASSESSED VALUE										270,420	
TOTAL EXEMPTION VALUE										55,000	
BASE TAXABLE VALUE										215,420	
TOTAL JUST VALUE										270,420	
NCON VALUE										225,420	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										45,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010613	CO ISSUED	0	06/27/2022
C1015446	NEW CONSTR	307,088	11/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2609/1595	12/21/2022	QC	U	I	11	100
GRANTOR: DAY KYLE MATTHEW & CH						
GRANTEE: DAY KYLE						
2575/1673	6/30/2022	SW	Q	I	01	341,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DAY KYLE						

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\$.											