

LOT 105
NASSAU CROSSING PHASE 2
OR 2481/1580

BEASLEY KRISTEN & JOSEPH
86579 NASSAU CROSSING WAY
YULEE, FL 32097

2023

42-2N-27-1090-0105-0000



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	105	30	32	3,342
PTO	70	5	4	418
TOTALS	2,451		2,123	221,747

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	671.00	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	2,123	115.7380	104.45	221,747	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023 Heated Area: 1856 HX Base Yr 2023											

TOTAL OB/XF											
3,489											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
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VALUATION BY											
STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 221,747											
TOTAL MARKET OB/XF VALUE 3,489											
TOTAL LAND VALUE - MARKET 45,000											
TOTAL MARKET VALUE 270,236											
SOH/AGL Deduction 0											
ASSESSED VALUE 270,236											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 220,236											
TOTAL JUST VALUE 270,236											
NCON VALUE 225,236											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 45,000											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011587	CO ISSUED	0	07/28/2022
21017128	NEW CONSTR	306,608	12/10/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2581/0373	7/28/2022	SW	Q	I	01	335,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: BEASLEY KRISTEN & J							
2519/0182	12/02/2021	WD	Q	V	05	568,000	
GRANTOR: PATRIOT RIDGE LLP							
GRANTEE: D R HORTON INC-JACK							

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 E16 N5 W10 N5 W5 S5 W1\$ E1 N20 W21\$ E21 S15 E5 S5 E13 N59\$.											