

LOT 107
NASSAU CROSSING PHASE 2
OR 2481/1580

MARSHALL ALFREDA
86571 NASSAU CROSSING WAY
YULEE, FL 32097

2023

42-2N-27-1090-0107-0000



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,083	100	1,083	108,376
FGR	420	55	231	23,116
FOP	147	30	44	4,403
FUS	1,428	100	1,428	142,900
PTO	84	5	4	400
STR	56	10	6	600

TOTALS	3,218		2,796	279,796
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	720.00	SF	5.20	5.20

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

REVIEW DATE 07/05/2022 BY NW

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,796	110.8800	100.07	279,796	2022	2022	0	0
1 SINGLE FAM - 100% - 2023 Heated Area: 2511 HX Base Yr 2023									

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

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

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	279,796								
TOTAL MARKET OB/XF VALUE	3,744								
TOTAL LAND VALUE - MARKET	45,000								
TOTAL MARKET VALUE	328,540								
SOH/AGL Deduction	0								
ASSESSED VALUE	328,540								
TOTAL EXEMPTION VALUE	HX HB VX 55,000								
BASE TAXABLE VALUE	273,540								
TOTAL JUST VALUE	328,540								
NCON VALUE	283,540								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	45,000								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010580	CO ISSUED	0	06/28/2022
21017704	NEW CONSTR	403,639	12/22/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2575/1553	6/30/2022	SW	Q	I	02	393,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: MARSHALL ALFREDA							
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] W25 PTO=[YR=2022] N7 W12 S7 E12\$ W14 S36 FOP=[YR=2022] S9 E18 N5 FGR=[YR=2022] E21 N20 W21 S20\$ N1 W5 N3 W13\$ E13 S3 E5 N19 E21 N20\$ PTR=E10 FUS=[YR=2022] S36 E19 S4 E20 N20 STR=[YR=2022] N4 W14 S4 E14\$ W14 N4 E14 N16 W39\$ W10\$.									