

LOT 109
NASSAU CROSSING PHASE 2
OR 2481/1580

SIMPSON ANDREW L & MEGHAN NICOLE
86563 NASSAU CROSSING WAY
YULEE, FL 32097

2023

42-2N-27-1090-0109-0000



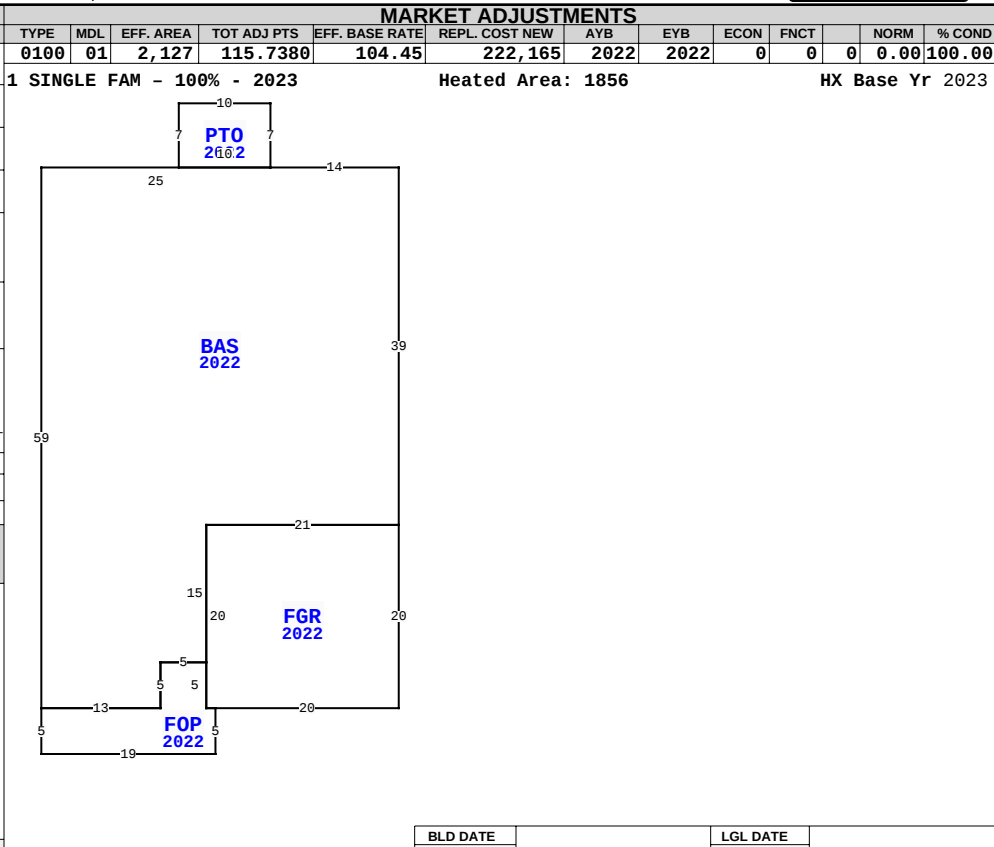
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	YEAR ACTUAL	Q	% COND
1	0811	CONCRETE B	0 100	0	0	665.00	SF	5.20	5.20	100	2022	2022	3	100

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



TOTAL OB/XF														
3,458														

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3,458														

NASSAU COUNTY PROPERTY														
PAGE 1 of 1														
VALUATION SUMMARY														
STANDARD														
VALUATION BY														
Tax Group: 4 Tax Dist:														
BUILDING MARKET VALUE 222,165														
TOTAL MARKET OB/XF VALUE 3,458														
TOTAL LAND VALUE - MARKET 45,000														
TOTAL MARKET VALUE 270,623														
SOH/AGL Deduction 0														
ASSESSED VALUE 270,623														
TOTAL EXEMPTION VALUE HX HB 50,000														
BASE TAXABLE VALUE 220,623														
TOTAL JUST VALUE 270,623														
NCON VALUE 225,623														
INCOME VALUE														
PREVIOUS YEAR MKT VALUE 45,000														

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011498	CO ISSUED	0	07/27/2022
21017953	NEW CONSTR	307,088	12/29/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2590/0235	9/09/2022	SW	Q	I	01	356,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: STMPSON ANDREW LOUI							
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] W14 PTO=[YR=2022] N7 W10 S7 E10\$ W25 S59 FOP=[YR=2022] S5 E19 N5 FGR=[YR=2022] E20 N20 W21 S20 E1\$ W1 N5 W5 S5 W13\$ E13 N5 E5 N15 E21 N39\$.														