

DAVILA JOSE MANUEL RODRIGUEZ/ALICEA NAOMY IRASEMA
86724 NASSAU CROSSING WAY
YULEE, FL 32097

42-2N-27-1090-0120-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structure

3103HARDIE BRD 100
GABLE/HIP 100

Roof Cover
Interior Wall
Interior Floor
Interior Floor
Air Condition
Heating Type

050511140304COMP SHNGL 100
DRYWALL 100
CLAY TILE 70
CARPET 30
CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

4 100
2 100
02WOOD FRAME 100

Stories
Units
Occupancy

1.
0
001. 100
0 100
NONE 100

Quality

03Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4091.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,8561001,856193,859FGR4205523124,128FOP12030363,760PTO7054418

TOTALS

2,4662,127222,165

EXTRA FEATURES

86724 NASSAU CROSSING WAY, YULEE

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B01000642.00SF5.205.201002022202231003,338

LAND DESCRIPTION

TOTAL OB/XF3,338

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100PUD0.000.001.00LT1.001.001.0045,000.0045,000.0045,000

REVIEW DATE06/30/2022BY NWTotal Acres: 0.00Total Land Value: 45,000Market: 0Agricultural: 0Common: 45,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

01002,127115.7380104.45222,16520222022000.00100.00

1 SINGLE FAM - 100% - 2023Heated Area: 1856HX Base Yr 2023

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE222,165TOTAL MARKET OB/XF VALUE3,338TOTAL LAND VALUE - MARKET45,000TOTAL MARKET VALUE270,503SOH/AGL Deduction0ASSESSED VALUE270,503TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE220,503TOTAL JUST VALUE270,503NCON VALUE225,503INCOME VALUEPREVIOUS YEAR MKT VALUE45,000

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / RSNSALE PRICE

2552/15523/31/2022SWQI01330,700

GRANTOR:D R HORTON INC-JACKSOGRANTEE:DAVILA JOSE MANUEL2485/08998/05/2021WDQV05608,500GRANTOR:PATRIOT RIDGE LLPGRANTEE:D R HORTON INC-JACK

BUILDING NOTES

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\$.