LOT 121
NASSAU CROSSING PHASE 2
OR 2481/1580

JACKSON ROBERT
86720 NASSAU CROSSING WAY
YULEE, FL 32097

2023

42-2N-27-1090-0121-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

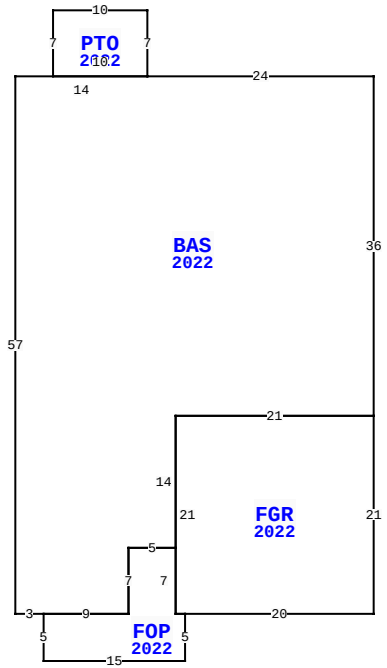
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,690	100	1,690	176,521
FGR	441	55	243	25,381
FOP	110	30	33	3,447
PTO	70	5	4	418
TOTALS	2,311		1,970	205,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,970	115.7380	104.45	205,766	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1690 HX Base Yr 2023



86720 NASSAU CROSSING WAY, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		205,766
TOTAL MARKET OB/XF VALUE		3,338
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		254,104
SOH/AGL Deduction		0
ASSESSED VALUE		254,104
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		199,104
TOTAL JUST VALUE		254,104
NCON VALUE		209,104
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		45,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004941	CO ISSUED	0	03/31/2022
21011128	NEW CONSTR	250,094	08/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2552/1236	3/31/2022	SW	Q	I	01	319,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: JACKSON ROBERT						
2485/0899	8/05/2021	WD	Q	V	05	608,500
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 PTO=[YR=2022] N7 W10 S7 E10$ W14 S57 E3
FOP=[YR=2022] S5 E15 N5 FGR=[YR=2022] E20 N21 W21 S21 E1$ W1
N7 W5 S7 W9$ E9 N7 E5 N14 E21 N36$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	642.00	SF	5.20	5.20	100	2022	2022	3	100	3,338	

LAND DESCRIPTION

TOTAL OB/XF 3,338

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 06/30/2022 BY NW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS