

LOT 122  
NASSAU CROSSING PHASE 2  
OR 2481/1580

BIDDLE AMANDA & BRANDON  
86716 NASSAU CROSSING WAY  
YULEE, FL 32097

2023

42-2N-27-1090-0122-0000



| 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 Floop           | 11 | CLAY TILE 100  |
| 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        | 200,262              |
| FGR       | 420              | 55          | 231          | 24,925               |
| FOP       | 105              | 30          | 32           | 3,453                |
| PTO       | 70               | 5           | 4            | 432                  |
| TOTALS    | 2,451            |             | 2,123        | 229,072              |

| 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 | 658.00 | 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        |

| MARKET ADJUSTMENTS                                           |     |           |             |                |                |      |      |      |      |
|--------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0100                                                         | 01  | 2,123     | 119.5600    | 107.90         | 229,072        | 2022 | 2022 | 0    | 0    |
| 1 SINGLE FAM - 100% - 2023 Heated Area: 1856 HX Base Yr 2023 |     |           |             |                |                |      |      |      |      |

| TOTAL OB/XF |            |             |         |   |   |        |    |       |                |
|-------------|------------|-------------|---------|---|---|--------|----|-------|----------------|
| 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 | 658.00 | SF | 5.20  | 5.20           |

| TOTAL OB/XF |            |             |         |   |   |        |    |       |                |
|-------------|------------|-------------|---------|---|---|--------|----|-------|----------------|
| 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 | 658.00 | SF | 5.20  | 5.20           |

| NASSAU COUNTY PROPERTY             |  |  |  |  |  |  |  |  |  |
|------------------------------------|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY                  |  |  |  |  |  |  |  |  |  |
| PAGE 1 of 1 4                      |  |  |  |  |  |  |  |  |  |
| VALUATION BY STANDARD              |  |  |  |  |  |  |  |  |  |
| Tax Group: 4 Tax Dist:             |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE 229,072      |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE 3,422     |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET 45,000   |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE 277,494         |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction 0                |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE 277,494             |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE HX HB 50,000 |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE 227,494         |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE 277,494           |  |  |  |  |  |  |  |  |  |
| NCON VALUE 232,494                 |  |  |  |  |  |  |  |  |  |
| INCOME VALUE                       |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE 45,000     |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 22006238   | CO ISSUED   | 0       | 04/21/2022 |
| 21011577   | NEW CONSTR  | 269,188 | 08/31/2021 |

| SALES DATA                     |           |              |        |        |           |               |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 2558/0082                      | 4/21/2022 | SW           | Q      | I      | 01        | 329,000       |
| GRANTOR: D R HORTON INC-JACKSO |           |              |        |        |           |               |
| GRANTEE: BTDDLE AMANDA & BRA   |           |              |        |        |           |               |
| 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] W14 PTO=[YR=2022] N7 W10 S7 E10\$ W25 S59 E3    |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2022] S5 E16 N5 FGR=[YR=2022] E20 N20 W21 S20 E1\$ W1 |  |  |  |  |  |  |  |  |  |
| N5 W5 S5 W10\$ E10 N5 E5 N15 E21 N39\$.                       |  |  |  |  |  |  |  |  |  |