LOT 123
NASSAU CROSSING PHASE 2
OR 2481/1580

**REZENDES ZACHARY JOHN**
86712 NASSAU CROSSING WAY
YULEE, FL 32097

**2023**

**42-2N-27-1090-0123-0000**

## 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 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 |

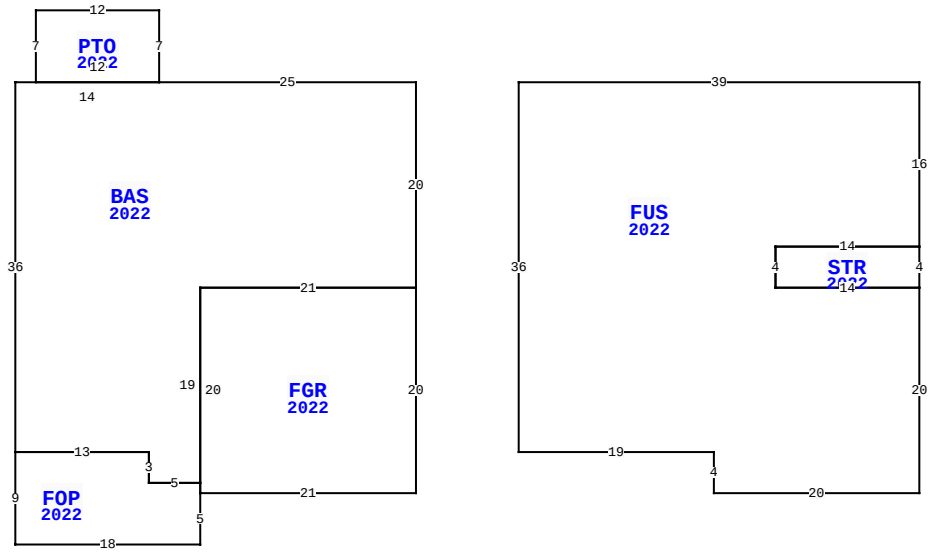
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

| 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 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,796 | 110.8800 | 100.07 | 279,796 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 100% - 2023 Heated Area: 2511 HX Base Yr




86712 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 | | 279,796 |
| TOTAL MARKET OB/XF VALUE | | 3,255 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 328,051 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 328,051 |
| TOTAL EXEMPTION VALUE | 13 | 328,051 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 328,051 |
| NCON VALUE | | 283,051 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 45,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22006651 | CO ISSUED | 0 | 04/28/2022 |
| 21008071 | NEW CONSTR | 354,548 | 09/01/2021 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2559/1785 | 4/29/2022 | SW | Q | I | 01 | 377,000 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: REZENDES ZACHARY JO | | | | | | |
| 2494/0018 | 9/02/2021 | WD | Q | V | 05 | 1,221,400 |
| GRANTOR: PATRIOT RIDGE LLP | | | | | | |
| GRANTEE: D R HORTON INC-JACK | | | | | | |

### BUILDING NOTES

### 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$.

### 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 | 626.00 | SF | 5.20 | 5.20 | 100 | 2022 | 2022 | 3 | 100 | 3,255 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,255

| 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