

LOT 126
NASSAU CROSSING PHASE 2
OR 2481/1580

VARGAS KAISZA ANGELICA O/BOLANOS ARTURO ANDRES
86698 NASSAU CROSSING WAY
YULEE, FL 32097

2023

42-2N-27-1090-0126-0000



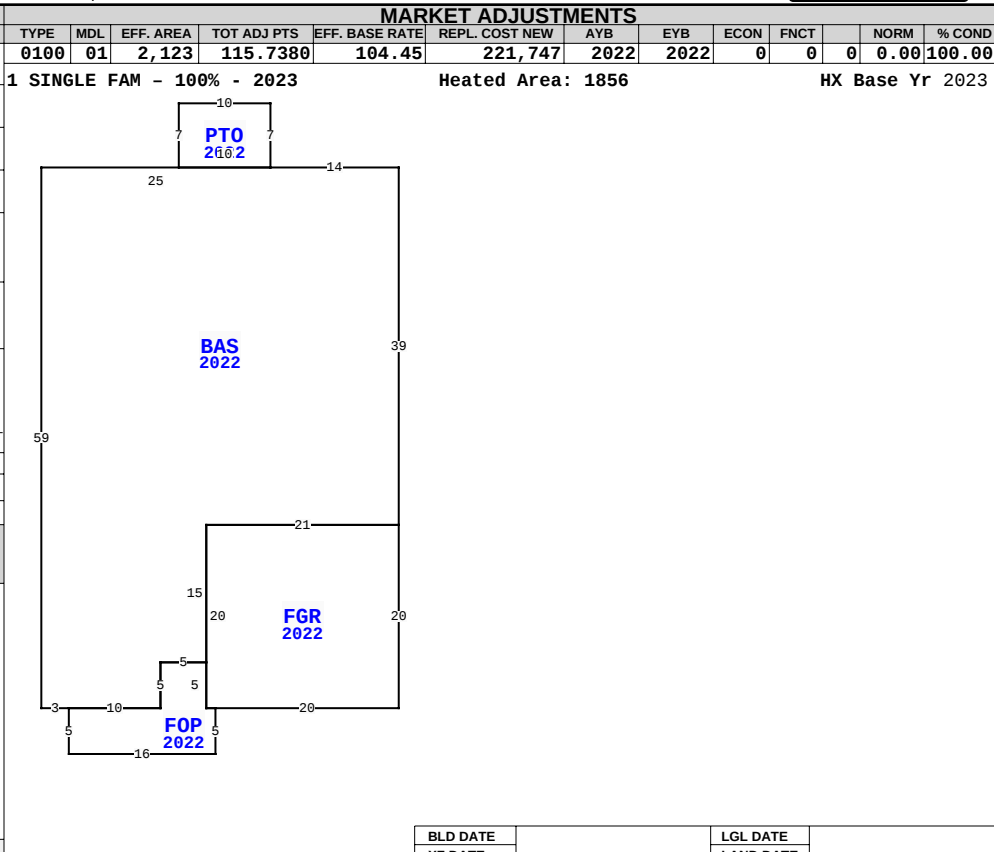
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	105	30	32	3,342
PTO	70	5	4	418
TOTALS	2,451		2,123	221,747

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	674.00	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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00



TOTAL OB/XF 3,505														
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	674.00	SF	5.20	5.20	100	2022	2022	3	100

TOTAL OB/XF 3,505														
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	674.00	SF	5.20	5.20	100	2022	2022	3	100

NASSAU COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1 4														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										221,747				
TOTAL MARKET OB/XF VALUE										3,505				
TOTAL LAND VALUE - MARKET										45,000				
TOTAL MARKET VALUE										270,252				
SOH/AGL Deduction										0				
ASSESSED VALUE										270,252				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										220,252				
TOTAL JUST VALUE										270,252				
NCON VALUE										225,252				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										45,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006242	CO ISSUED	0	04/21/2022
21008243	NEW CONSTR	269,188	09/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2558/0121	4/22/2022	SW	Q	I	01	329,500	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: VARGAS KAISZA A O &							
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] 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\$.														