

COX RYAN DAVID
86690 NASSAU CROSSING WAY
YULEE, FL 32097

42-2N-27-1090-0127-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur
Roof Cover
Interior Wall
Interior Floo
Interior Floo
Air Condition
Heating Type
Bedrooms
Bathrooms
Frame

Stories
Units
Occupancy

31030511140304
HARDIE BRD 100
GABLE/HIP 100
COMP SHNGL 100
DRYWALL 100
CLAY TILE 70
CARPET 30
CENTRAL 100
AIR DUCTED 100

4 100
2 100
WOOD FRAME 100

1.
1. 100
0 100
NONE 100

PTO
BAS
FGR
FOP

2022
2022
2022
2022

TOTALS

2,2901,960206,466

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 OB/XF MKT VALUE NOTES

10811 CONCRETE B 0 0 0 0 626.00 SF 5.20 5.20 100 2022 2022 3 100 3,255

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

1000134 C SFR POND 0 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 45,000.00 45,000.00 45,000

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100011,960116.7180105.34206,46620222022000.00100.00

SINGLE FAM - 0% - 2023Heated Area: 1700HX Base Yr

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 4Tax Dist:
BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VAIUEINCOME VALUEPREVIOUS YEAR MKT VALUE

206,4663,25545,000254,7210254,7210254,721209,72145,000

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2555/18124/14/2022SWQI01328,000

GRANTOR:D R HORTON INC-JACKSO
GRANTEE:COX RYAN DAVID
2494/00189/02/2021WDQV051,221,400
GRANTOR:PATRIOT RIDGE LLP
GRANTEE:D R HORTON INC-JACK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W29 PT0=[YR=2022] N7 W10 S7 E10\$ W10 S55 E5
FOP=[YR=2022] S5 E15 N5 FGR=[YR=2022] E19 N20 W20 S20 E1\$ W1
N9 W5 S9 W9\$ E9 N9 E5 N11 E20 N35 \$.

REVIEW DATE

10/25/2022BY NW

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