

LOT 128  
NASSAU CROSSING PHASE 2  
OR 2481/1580

PINKERTON BRETT M & KATELYN N  
86682 NASSAU CROSSING WAY  
YULEE, FL 32097

2023

42-2N-27-1090-0128-0000



| 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 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       |

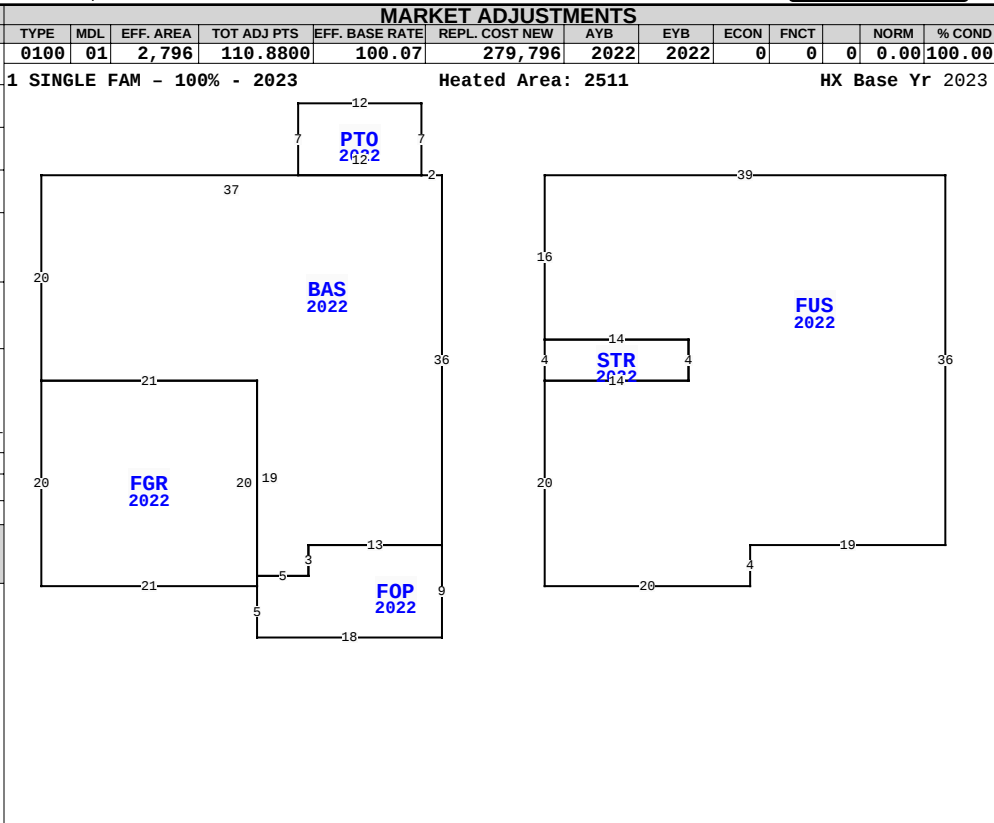
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4091.00 |                  |

| 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 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |     |   |       |    |       |                |           |         |
|----------------|------------|-------------|---------|-----|---|-------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0811       | CONCRETE B  | 0       | 100 | 0 | 0     |    | 5.20  | 5.20           | 100       | 2022    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000134   | C   | SFR POND             | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        | 1.00 |



|                                  |          |           |
|----------------------------------|----------|-----------|
| 86682 NASSAU CROSSING WAY, YULEE | BLD DATE | LGL DATE  |
|                                  | XF DATE  | LAND DATE |
|                                  | INC DATE | AG DATE   |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |              |  |
|---------------------------|--|--|--|--|--|--|--|--|--|--------------|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | PAGE 1 of 1  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD     |  |
| Tax Group: 4              |  |  |  |  |  |  |  |  |  | Tax Dist:    |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 279,796      |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 3,505        |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 45,000       |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 328,301      |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 0            |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 328,301      |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | HX HB 50,000 |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 278,301      |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 328,301      |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 283,301      |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |              |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 45,000       |  |

| PERMIT NUM | DESCRIPTION      | AMT     | ISSUED     |
|------------|------------------|---------|------------|
| 230007958  | 16X24 SCR N ENCL | 12,764  | 06/21/2023 |
| 22008010   | CO ISSUED        | 0       | 05/24/2022 |
| 21008793   | NEW CONSTR       | 354,548 | 09/01/2021 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2566/1647                      | 5/31/2022 | SW           | Q      | I      | 01        | 383,000       |  |
| GRANTOR: D R HORTON INC-JACKSO |           |              |        |        |           |               |  |
| GRANTEE: PINKERTON BRETT MIC   |           |              |        |        |           |               |  |
| 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] W2 PTO=[YR=2022] N7 W12 S7 E12\$ W37 S20        |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2022] S20 E21 FOP=[YR=2022] S5 E18 N9 W13 S3 W5 S1 \$ |  |  |  |  |  |  |  |  |  |
| N20 W21\$ E21 S19 E5 N3 E13 N36\$ PTR=E10 FUS=[YR=2022] S16   |  |  |  |  |  |  |  |  |  |
| STR=[YR=2022] S4 E14 N4 W14\$ E14 S4 W14 S20 E20 N4 E19 N36   |  |  |  |  |  |  |  |  |  |
| W39\$ W10\$.                                                  |  |  |  |  |  |  |  |  |  |