

GRIER KEVIN L & DOMINIQUE MONEI
86560 NASSAU CROSSING WAY
YULEE, FL 32097

42-2N-27-1090-0140-0000

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.
Units 2. 100
Occupancy 0 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

TOTAL OB/XF 4,297

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION BY STANDARD
Tax Group: 4 Tax Dist:
BUILDING MARKET VALUE 279,796
TOTAL MARKET OB/XF VALUE 4,297
TOTAL LAND VALUE - MARKET 45,000
TOTAL MARKET VALUE 329,093
SOH/AGL Deduction 0
ASSESSED VALUE 329,093
TOTAL EXEMPTION VALUE 0
BASE TAXABLE VALUE 329,093
TOTAL JUST VALUE 329,093
NCON VALUE 284,093
INCOME VALUE
PREVIOUS YEAR MKT VALUE 45,000

SUBMITTER INFORMATION
PERMIT NUMBER DESCRIPTION AMOUNT ISSUED DATE
22011590 CO ISSUED 0 07/28/2022
21017398 NEW CONSTR 403,639 12/16/2021

SALES DATA
OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE
2581/0417 7/28/2022 SW Q Q I 01 405,000
GRANTOR:D R HORTON INC-JACKSO
GRANTEE:GRIER KEVIN LOVELL
2519/0182 12/02/2021 WD Q Q V 05 568,000
GRANTOR:PATRIOT RIDGE LLP
GRANTEE:D R HORTON INC-JACK

BUILDING NOTES
BAS=[YR=2022] W2 PT0=[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\$.

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

1 000134 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

REVIEW DATE 12/02/2022 BY NW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS