



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
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
BAS	1,083	100	1,083
FGR	420	55	231
FOP	147	30	44
FUS	1,428	100	1,428
PTO	84	5	4
STR	56	10	6
TOTALS	3,218		2,796
			286,087

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2023		286,087	2022	2022	0	0	0.00	100.00

Heated Area: 2511 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			286,087
TOTAL MARKET OB/XF VALUE			4,472
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			335,559
SOH/AGL Deduction			0
ASSESSED VALUE			335,559
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			335,559
TOTAL JUST VALUE			335,559
NCON VALUE			290,559
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			45,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015129	CO ISSUED	0	10/11/2022
22001784	NEW CONSTR	403,639	02/01/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2613/1659	1/13/2023	SW	Q	I	01	392,000

GRANTOR: D R HORTON INC-JACKSO  
 GRANTEE: VALENTINE SHAKEETA  
 2534/0142 1/25/2022 WD Q V 05 686,300  
 GRANTOR: PATRIOT RIDGE LLP  
 GRANTEE: D R HORTON INC-JACK

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	0	688.00	SF	6.50	6.50	100	2022

86466 NASSAU CROSSING WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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\$.	

LAND DESCRIPTION												TOTAL OB/XF												
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							