LOT 162
NASSAU CROSSING PHASE 2
OR 2481/1580

HUDSON SFR PROPERTY HOLDINGS III LLC
86894 IRON RAIL CT
YULEE, FL 32097

2023

42-2N-27-1090-0162-0000

BUILDING CHARACTERISTICS

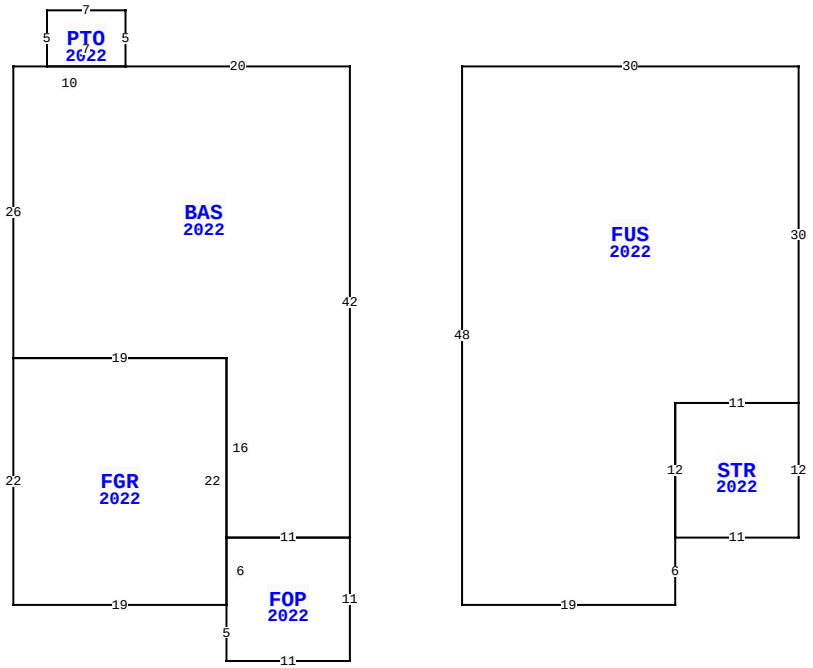
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	956	100	956	95,667
FGR	418	55	230	23,016
FOP	121	30	36	3,603
FUS	1,242	100	1,242	124,287
PTO	35	5	2	200
STR	132	10	13	1,301
TOTALS	2,904		2,479	248,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,479	110.8800	100.07	248,074	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2198 HX Base Yr



86894 IRON RAIL CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	248,074
TOTAL MARKET OB/XF VALUE	2,818
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	295,892
SOH/AGL Deduction	0
ASSESSED VALUE	295,892
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	295,892
TOTAL JUST VALUE	295,892
NCON VALUE	250,892
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009303	CO ISSUED	0	06/17/2022
21008809	NEW CONSTR	356,115	11/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/0162	6/28/2022	SW	Q	I	01	374,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HUDSON SFR PROPERTY						
2503/1453	10/07/2021	WD	Q	V	05	895,400
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 PTO=[YR=2022] N5 W7 S5 E7$ W10 S26
FGR=[YR=2022] S22 E19 FOP=[YR=2022] S5 E11 N11 W11 S6$ N22
W19$ E19 S16 E11 N42$ PTR=E10 FUS=[YR=2022] S48 E19 N6
STR=[YR=2022] E11 N12 W11 S12$ N12 E11 N30 W30$ W10$.

EXTRA FEATURES

LN	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
1	0811	CONCRETE B	0	0	0	0	542.00	SF	5.20	5.20	100	2022	2022	3	100	2,818	

TOTAL OB/XF 2,818

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 07/01/2022 BY NW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS