

LOT 174
NASSAU CROSSING PHASE 2
OR 2481/1580

KENNEDY JORDAN & TREVOR
86825 IRON RAIL COURT
YULEE, FL 32097

2023

42-2N-27-1090-0174-0000



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,435	100	1,435	155,540
FGR	410	55	226	24,496
FOP	170	30	51	5,528
PTO	35	5	2	217
TOTALS	2,050		1,714	185,780

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
1	0811	CONCRETE B	0	0	0	0		570.00	SF	5.20				2,964	

LAND DESCRIPTION			TOTAL OB/XF 2,964													
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
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

REVIEW DATE 03/14/2022 BY NW

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,714	120.1000	108.39	185,780	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2023 Heated Area: 1435 HX Base Yr											
86825 IRON RAIL CT, 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		185,780	
TOTAL MARKET OB/XF VALUE		2,964	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		233,744	
SOH/AGL Deduction		0	
ASSESSED VALUE		233,744	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		233,744	
TOTAL JUST VALUE		233,744	
NCON VALUE		188,744	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		45,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006265	CO ISSUED	0	04/21/2022
21011067	NEW CONSTR	207,969	08/20/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2558/1130	4/26/2022	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					SALE PRICE
GRANTEE: KENNEDY JORDAN & TR					296,500
2485/0899	8/05/2021	WD	Q	V	05
GRANTOR: PATRIOT RIDGE LLP					608,500
GRANTEE: D R HORTON INC-JACK					

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2022] W15 S2 PTO=[YR=2022] W7 S5 E7 N5\$ S5 W15 S50 FOP=[YR=2022] S17 E10 N5 FGR=[YR=2022] E20 N22 W5 S2 W15 S20\$ N12 W10\$ E10 N8 E15 N2 E5 N47\$.															

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