

LOT 178
NASSAU CROSSING PHASE 1
OR 2344/490

SMITH JUSTIN DAVID/SMITH BRENDA S
86026 RAILWAY PLACE
YULEE, FL 32097

2023

42-2N-27-1090-0178-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	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	1,058	100	1,058	106,261
FGR	420	55	231	23,200
FOP	177	30	53	5,323
FUS	1,436	100	1,436	144,225
STR	52	10	5	502
TOTALS	3,143		2,783	279,511

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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0855	CONC PAVER	0	0	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	0	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,783	111.8400	100.94	280,916	2020	2020	0	0	0	0.50	99.50	
1 SINGLE FAM - 0% - 2023 Heated Area: 2494 HX Base Yr													

86026 RAILWAY PL, YULEE					XF DATE INC DATE					LAND DATE AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
160.00	SF	10.00	10.00	100	2020	2020	3	99	1,584		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		279,511	
TOTAL MARKET OB/XF VALUE		1,584	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		326,095	
SOH/AGL Deduction		0	
ASSESSED VALUE		326,095	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		326,095	
TOTAL JUST VALUE		326,095	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		279,318	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008356	CO ISSUED	0	09/11/2020
20003903	NEW CONSTR	332,615	06/15/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2615/1661	7/30/2022	QC U	I	11		100	
GRANTOR: SMITH BRENDA SUE							
GRANTEE: SMITH JUSTIN DAVID							
2574/1354	6/29/2022	SW Q	I	01		440,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: SMITH JUSTIN DAVID							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W39 S20 FGR=[YR=2020] S20 E20 FOP=[YR=2020] S5 E19 N9 W13 N2 W5 S6 W1\$ E1 N20 W21\$ E21 S14 E5 S2 E13 N36\$ PTR=E10 FUS=[YR=2020] S40 E21 N4 E18 N36 W16 STR=[YR=2020] W13 S4 E13 N4\$ S4 W13 N4 W10\$ W10\$.											