

LOT 181
NASSAU CROSSING PHASE 1
OR 2344/490

ALLEN JASON M & JENNIFER R
86050 RAILWAY PLACE
YULEE, FL 32097

2023

42-2N-27-1090-0181-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	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.	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	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
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	646.00	SF	5.20
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00
3	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00
4	0462	ST/AL FNC	0	100	0	0	192.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100			0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,796	110.8800	100.07	279,796	2021	2021	0	0
1 SINGLE FAM - 100% - 2022 Heated Area: 2511 HX Base Yr 2022									

86050 RAILWAY PL, YULEE									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									

TOTAL OB/XF									
8,959									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100			0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					279,796				
TOTAL MARKET OB/XF VALUE					8,959				
TOTAL LAND VALUE - MARKET					45,000				
TOTAL MARKET VALUE					333,755				
SOH/AGL Deduction					95,283				
ASSESSED VALUE					238,472				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					188,472				
TOTAL JUST VALUE					333,755				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					282,022				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007018	CO ISSUED	0	05/28/2021
20009650	NEW CONSTR	332,615	10/13/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2482/1126	6/06/2021	SW	U	I	11	100	
GRANTOR:D R HORTON INC							
GRANTEE:ALLEN JASON M & JEN							
2479/1539	6/06/2021	SW	U	I	11	100	
GRANTOR:D R HORTON INC							
GRANTEE:ALLEN JASON M & JEN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W2 PTO=[YR=2021] N7 W12 S7 E12\$ W37 S20 FGR=[YR=2021] S20 E21 FOP=[YR=2021] S5 E18 N9 W13 S3 W5 S1 \$ N20 W21\$ E21 S19 E5 N3 E13 N36\$ PTR=E10 FUS=[YR=2021] S16 STR=[YR=2021] S4 E14 N4 W14\$ E14 S4 W14 S20 E20 N4 E19 N36 W39\$ W10\$.									