

LOT 185
NASSAU CROSSING PHASE 1
OR 2344/490

ADKINS EMILY E EST/ADKINS JANET
86082 RAILWAY PL
YULEE, FL 32097

2023

42-2N-27-1090-0185-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	31	HARDIE BRD 100	0100	01	1,970	116.7180	105.34	207,520	2021	2021	0	0	0.00	100.00	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2023													Heated Area: 1690									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
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	4	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	1,690	100	1,690	178,025																					
FGR	441	55	243	25,598																					
FOP	110	30	33	3,476																					
PTO	70	5	4	421																					
TOTALS			2,311	1,970	207,520																				
EXTRA FEATURES			86082 RAILWAY PL, YULEE																						
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	646.00	SF	5.20	5.20	100	2021	2021	3	100	3,359											
LAND DESCRIPTION			TOTAL OB/XF												3,359										
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	000135	C	SFR CNSVTN	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000								
REVIEW DATE 12/08/2021 BY NW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																									

Diagram showing building layout with dimensions and area labels:

- PTO 2021 (10' x 4')
- BAS 2021 (34' x 36')
- FGR 2021 (21' x 21')
- FOP 2021 (9' x 5')

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2475/1793	6/25/2021	SW	Q	I	01	248,900

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: ADKINS EMILY E & JA
2398/0443 1/01/2020 WD Q V 05 905,800
GRANTOR: PATRIOT RIDGE LLP
GRANTEE: D R HORTON INC-JACK

BUILDING DIMENSIONS

BAS=[YR=2021] W4 PTO=[YR=2021] N7 W10 S7 E10\$ W34 S36
FGR=[YR=2021] S21 E20 FOP=[YR=2021] S5 E15 N5 W9 N7 W5 S7 W1\$
E1 N21 W21\$ E21 S14 E5 S7 E12 N57\$.