LOT 189
NASSAU CROSSING PHASE 1
OR 2344/490

BRAFF NAOMI LIVING TRUST/BRAFF NAOMI TRUSTEE
86114 RAILWAY PL
YULEE, FL 32097

2023

42-2N-27-1090-0189-0000

BUILDING CHARACTERISTICS

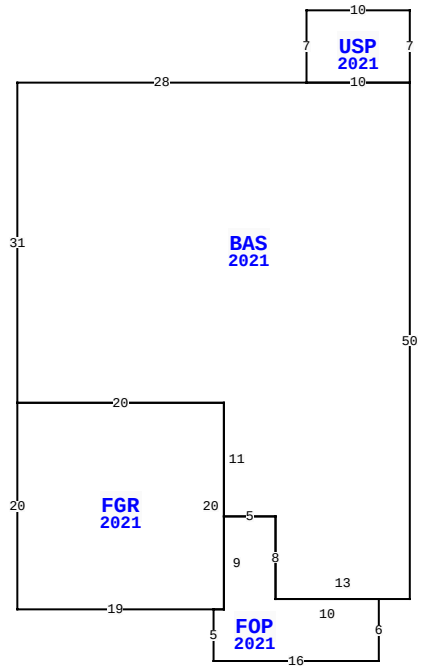
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,480	100	1,480	160,417
FGR	400	55	220	23,846
FOP	135	30	40	4,336
USP	70	30	21	2,276
TOTALS	2,085		1,761	190,875

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,761	120.1000	108.39	190,875	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1480 HX Base Yr 2023



86114 RAILWAY PL, 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		190,875
TOTAL MARKET OB/XF VALUE		3,349
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		239,224
SOH/AGL Deduction		0
ASSESSED VALUE		239,224
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		189,224
TOTAL JUST VALUE		239,224
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010468	CO ISSUED	0	08/10/2021
20012834	NEW CONSTR	206,373	12/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2488/0307	8/13/2021	SW	Q	I	01	267,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BRAFF NAOMI LIVING						
2418/0579	12/17/2020	WD	Q	V	05	325,400
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2021] W10 S7 BAS=[YR=2021] W28 S31 FGR=[YR=2021] S20 E19 FOP=[YR=2021] S5 E16 N6 W10 N8 W5 S9 W1$ E1 N20 W20 $ E20 S11 E5 S8 E13 N50 W10$ E10 N7$.

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	100	0	0	644.00	SF	5.20	5.20	100	2021	2021	3	100	3,349	

LAND DESCRIPTION

TOTAL OB/XF 3,349

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	000135	C	SFR CNSVTN	100			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