LOT 190
NASSAU CROSSING PHASE 1
OR 2344/490

ORITZ SALVADOR JR/LESTER ASHLEE P
86122 RAILWAY PL
YULEE, FL 32097

2023

42-2N-27-1090-0190-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

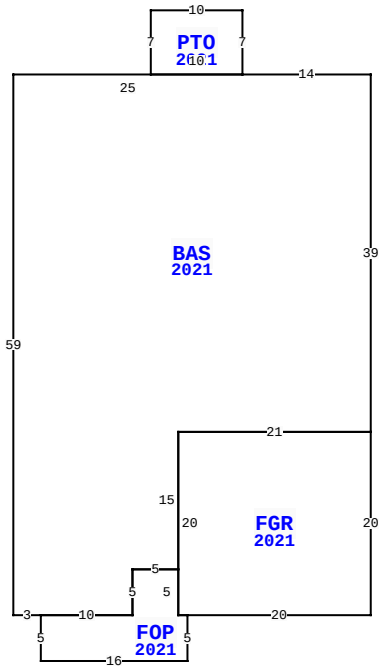
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,856	100	1,856	193,859
FGR	420	55	231	24,128
FOP	105	30	32	3,342
PTO	70	5	4	418
TOTALS	2,451		2,123	221,747

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,123	115.7380	104.45	221,747	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1856 HX Base Yr 2022



86122 RAILWAY PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		221,747
TOTAL MARKET OB/XF VALUE		3,578
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		270,325
SOH/AGL Deduction		32,390
ASSESSED VALUE		237,935
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		187,935
TOTAL JUST VALUE		270,325
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010013	CO ISSUED	0	07/29/2021
20012840	NEW CONSTR	252,555	12/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2483/1474	7/29/2021	SW	Q	I	01	281,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ORITZ SALVADOR JR &						
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

BAS=[YR=2021] W14 PTO=[YR=2021] N7 W10 S7 E10$ W25 S59 E3 FOP=[YR=2021] S5 E16 N5 FGR=[YR=2021] E20 N20 W21 S20 E1$ W1 N5 W5 S5 W10$ E10 N5 E5 N15 E21 N39$.

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	688.00	SF	5.20	5.20	100	2021	2021	3	100	3,578	

LAND DESCRIPTION

TOTAL OB/XF 3,578

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	000000	C	VAC RES	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