LOT 192
NASSAU CROSSING PHASE 1
OR 2344/490

BLANC STANLEY & JOANNA YOO
86138 RAILWAY PL
YULEE, FL 32097

2023

42-2N-27-1090-0192-0000

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 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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

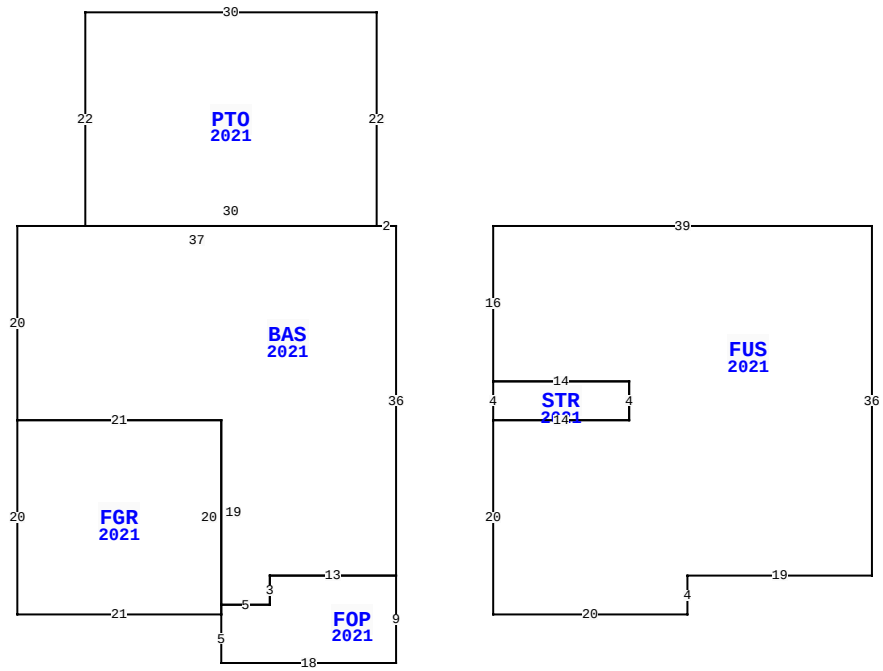
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

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	660	5	33	3,302
STR	56	10	6	600
TOTALS	3,794		2,825	282,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,825	110.8800	100.07	282,698	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2511 HX Base Yr 2022



86138 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		282,698
TOTAL MARKET OB/XF VALUE		3,546
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		331,244
SOH/AGL Deduction		53,307
ASSESSED VALUE		277,937
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		227,937
TOTAL JUST VALUE		331,244
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008548	CO ISSUED	0	06/29/2021
20012860	NEW CONSTR	332,615	12/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2476/1545	6/30/2021	SW	Q	I	01	308,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BLANC STANLEY & JOA						
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] W2 PTO=[YR=2021] N22 W30 S22 E30$ 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$.

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	682.00	SF	5.20	5.20	100	2021	2021	3	100	3,546	

LAND DESCRIPTION

TOTAL OB/XF 3,546

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 01/03/2021 BY NW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS