LOT 199
NASSAU CROSSING PHASE 1
OR 2344/490

LOWERY RYAN L
86355 HAMMERHEAD CT
YULEE, FL 32097

**2023**

**42-2N-27-1090-0199-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

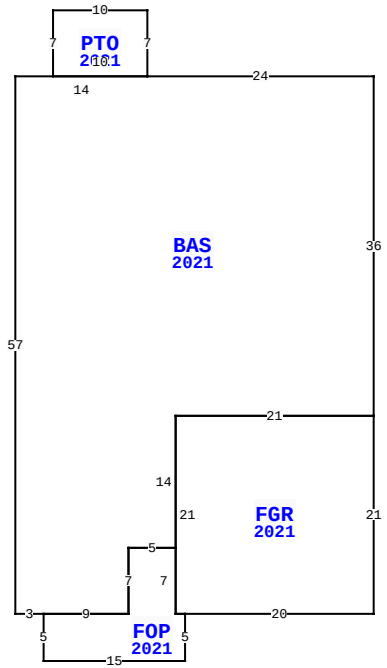
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 | 1,690 | 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 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,970 | 116.7180 | 105.34 | 207,520 | 2021 | 2021 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 1690 HX Base Yr




86355 HAMMERHEAD CT, 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 | 207,520 |
| TOTAL MARKET OB/XF VALUE | 5,699 |
| TOTAL LAND VALUE - MARKET | 45,000 |
| TOTAL MARKET VALUE | 258,219 |
| SOH/AGL Deduction | 16,008 |
| ASSESSED VALUE | 242,211 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 242,211 |
| TOTAL JUST VALUE | 258,219 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 220,192 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20010171 | NEW CONSTR | 234,649 | 12/09/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2484/0313 | 7/30/2021 | SW | Q | I | 01 | 274,000 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: LOWERY RYAN L | | | | | | |
| 2407/0341 | 11/05/2020 | WD | Q | V | 05 | 1,031,700 |
| GRANTOR: PATRIOT RIDGE LLP | | | | | | |
| GRANTEE: D R HORTON INC-JACK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W24 PTO=[YR=2021] N7 W10 S7 E10$ W14 S57 E3 FOP=[YR=2021] S5 E15 N5 FGR=[YR=2021] E20 N21 W21 S21 E1$ W1 N7 W5 S7 W9$ E9 N7 E5 N14 E21 N36$.

## 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 | 0 | 0 | 0 | 1,096.00 | SF | 5.20 | 5.20 | 100 | 2021 | 2021 | 3 | 100 | 5,699 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,699

| 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 | 000100 | C | SFR | 0 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 12/06/2021 BY NW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS