LOT 200
NASSAU CROSSING PHASE 1
OR 2344/490

HUDSON SFR PROPERTY HOLDINGS II LLC
86347 HAMMERHEAD CT
YULEE, FL 32097

2023

42-2N-27-1090-0200-0000

BUILDING CHARACTERISTICS

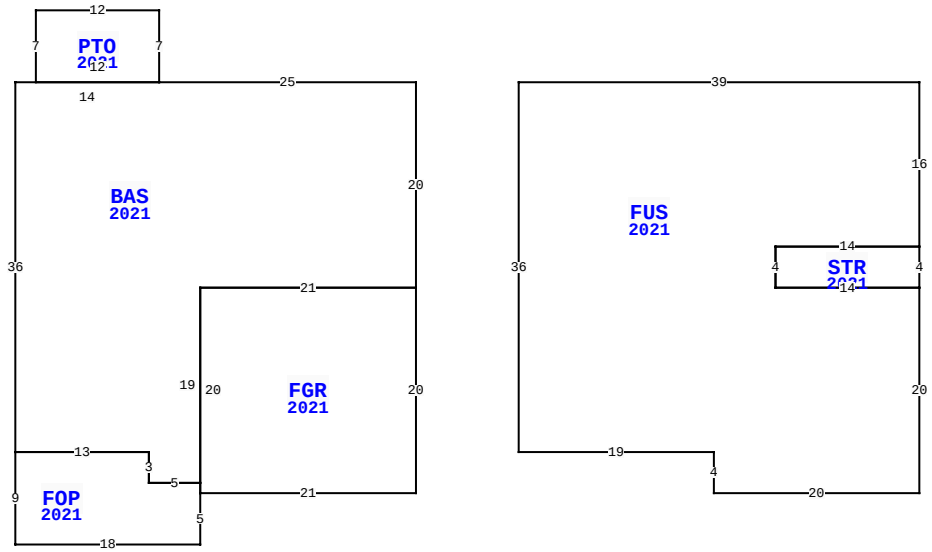
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	110,813
FGR	420	55	231	23,636
FOP	147	30	44	4,502
FUS	1,428	100	1,428	146,113
PTO	84	5	4	409
STR	56	10	6	614
TOTALS	3,218		2,796	286,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,796	113.3760	102.32	286,087	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 0 Heated Area: 2511 HX Base Yr



86347 HAMMERHEAD CT, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	286,087
TOTAL MARKET OB/XF VALUE	4,862
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	335,949
SOH/AGL Deduction	22,353
ASSESSED VALUE	313,596
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	313,596
TOTAL JUST VALUE	335,949
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010154	NEW CONSTR	332,615	12/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2490/1895	8/20/2021	SW	Q	I	01	350,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HUDSON SFR PROPERTY						
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] W25 PTO=[YR=2021] N7 W12 S7 E12$ W14 S36 FOP=[YR=2021] S9 E18 N5 FGR=[YR=2021] E21 N20 W21 S20$ N1 W5 N3 W13$ E13 S3 E5 N19 E21 N20$ PTR=E10 FUS=[YR=2021] S36 E19 S4 E20 N20 STR=[YR=2021] N4 W14 S4 E14$ W14 N4 E14 N16 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	0	0	0	935.00	SF	5.20	5.20	100	2021	2021	3	100	4,862	

LAND DESCRIPTION

TOTAL OB/XF 4,862

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