LOT 201
NASSAU CROSSING PHASE 1
OR 2344/490

MURRAY JUSTIN N
86339 HAMMERHEAD CT
YULEE, FL 32097

2023

42-2N-27-1090-0201-0000

BUILDING CHARACTERISTICS

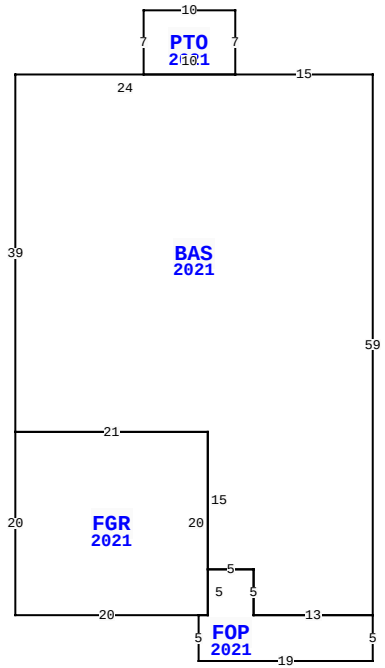
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	120	30	36	3,760
PTO	70	5	4	418
TOTALS	2,466		2,127	222,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,127	115.7380	104.45	222,165	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 0 Heated Area: 1856 HX Base Yr



86339 HAMMERHEAD CT, 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	222,165
TOTAL MARKET OB/XF VALUE	6,380
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	273,545
SOH/AGL Deduction	17,332
ASSESSED VALUE	256,213
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,213
TOTAL JUST VALUE	273,545
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20013159	NEW CONSTR	255,224	01/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2482/0750	7/26/2021	SW	Q	I	01	283,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MURRAY JUSTIN N						
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] W15 PTO=[YR=2021] N7 W10 S7 E10$ W24 S39
FGR=[YR=2021] S20 E20 FOP=[YR=2021] S5 E19 N5 W13 N5 W5 S5
W1$ E1 N20 W21$ E21 S15 E5 S5 E13 N59$.

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	658.00	SF	5.20	5.20	100	2021	2021	3	100	3,422	
2	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297	
3	0476	VF 6 SBPL	0	0	0	0	84.00	LF	32.00	32.00	100	2021	2021	3	99	2,661	

LAND DESCRIPTION

TOTAL OB/XF 6,380

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