

LOT 209
NASSAU CROSSING PHASE 1
OR 2344/490

MILLER ROBERT STEWART & PEGGY LEE
86216 EXPRESS CT
YULEE, FL 32097

2023

42-2N-27-1090-0209-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	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

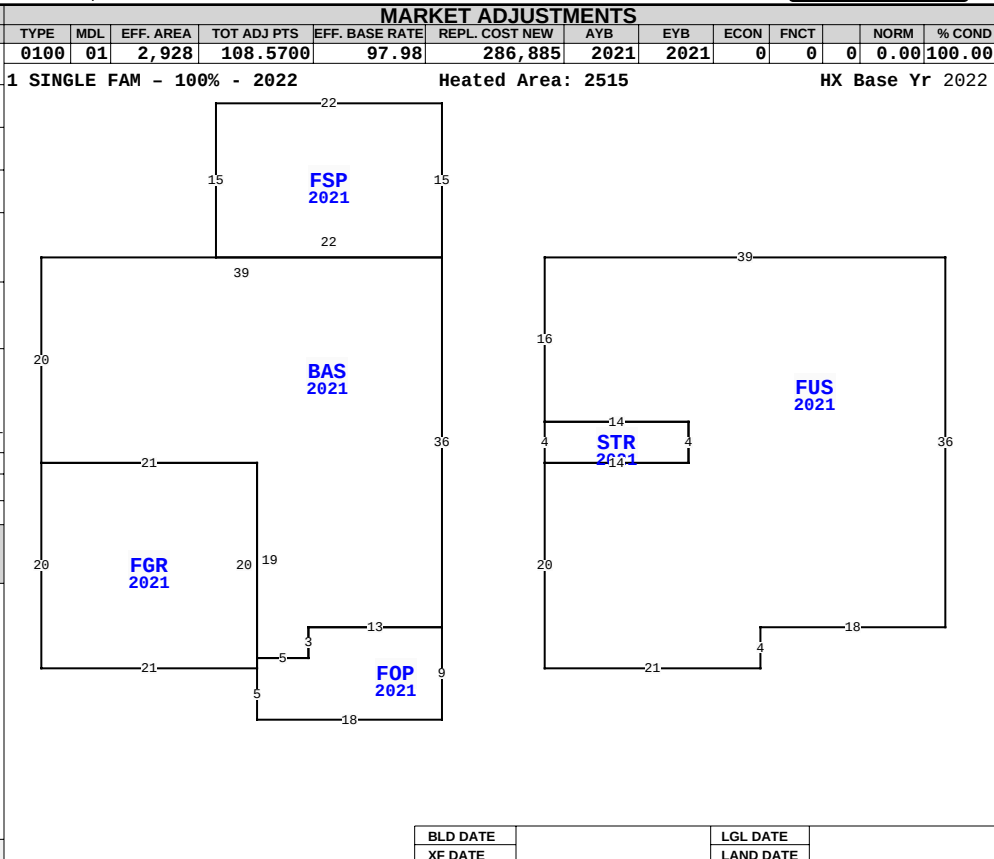
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4091.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,083	100	1,083	106,112
FGR	420	55	231	22,633
FOP	147	30	44	4,311
FSP	330	40	132	12,933
FUS	1,432	100	1,432	140,307
STR	56	10	6	588

TOTALS	3,468		2,928	286,885
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	643.00	SF	5.20	5.20	
2	0866	POOL FIBER	0	100	18	7	126.00	SF	72.00	72.00	
3	0911	SCRN RM A	0	100	0	0	607.00	SF	17.50	17.50	
4	0810	CONCRETE A	0	100	0	0	455.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	



86216 EXPRESS CT, YULEE

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,928	108.5700	97.98	286,885	2021	2021	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2022 Heated Area: 2515 HX Base Yr 2022											
TOTAL OB/XF 25,997											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										286,885	
TOTAL MARKET OB/XF VALUE										25,997	
TOTAL LAND VALUE - MARKET										45,000	
TOTAL MARKET VALUE										357,882	
SOH/AGL Deduction										41,649	
ASSESSED VALUE										316,233	
TOTAL EXEMPTION VALUE										237,863	
BASE TAXABLE VALUE										78,370	
TOTAL JUST VALUE										357,882	
NCON VALUE										22,653	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										285,029	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014416	SWIM POOL	12,900	09/21/2022
22013985	ADDITION	10,000	09/14/2022
21007359	ADDITION	15,515	08/12/2021
21000343	CO ISSUED	0	01/14/2021
20008236	NEW CONSTR	330,007	09/08/2020

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2429/0532	1/28/2021	SW	Q	I	01	277,700			
GRANTOR: D R HORTON INC-JACKSO									
GRANTEE: MILLER ROBERT STEWA									
2372/1914	7/02/2020	WD	Q	V	05	831,200			
GRANTOR: PATRIOT RIDGE LLP									
GRANTEE: D R HORTON INC-JACK									

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2021] N15 W22 S15 E22\$ BAS=[YR=2021] W39 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 E21 N4 E18 N36											
W39\$ W10\$.											