

LOT 215
NASSAU CROSSING PHASE 1
OR 2344/490

BONURA LAUREN RENEE & JOSHUA MICHAEL
86264 EXPRESS COURT
YULEE, FL 32097

2023

42-2N-27-1090-0215-0000



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 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	84	5	4	400
STR	56	10	6	600

TOTALS	3,218		2,796	279,796
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	643.00	SF	5.20	5.20	100	2021
2	0471	VINYL FNC	0	0	0	180.00	LF	32.00	32.00	100	2021
3	0470	VNYL GATE	0	0	0	2.00	UT	300.00	300.00	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0			0.00	0.00	1.00	LT	1.00

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	110.8800	100.07	279,796	2021	2021	0	0	0.00	100.00
1 SINGLE FAM - 0% - 0 Heated Area: 2511 HX Base Yr											

86264 EXPRESS CT, YULEE				BLD DATE					LGL DATE		
				XF DATE					LAND DATE		
				INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
643.00	SF	5.20	5.20	100	2021	2021	3	100	3,344		
180.00	LF	32.00	32.00	100	2021	2021	3	99	5,702		
2.00	UT	300.00	300.00	100	2021	2021	3	99	594		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		279,796	
TOTAL MARKET OB/XF VALUE		9,640	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		334,436	
SOH/AGL Deduction		23,573	
ASSESSED VALUE		310,863	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		310,863	
TOTAL JUST VALUE		334,436	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		282,603	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002141	CO ISSUED	0	02/23/2021
20008045	NEW CONSTR	332,615	09/02/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2439/0912	3/02/2021	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: BONURA LAUREN RENEE					
2382/1039	8/06/2020	WD	Q	V	05
GRANTOR: PATRIOT RIDGE LLP					
GRANTEE: D R HORTON INC-JACK					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W2 PTO=[YR=2021] N7 W12 S7 E12\$ 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\$.											