

LOT 218
NASSAU CROSSING PHASE 1
OR 2344/490

SARLI STEPHANIE/SOTO ERIKA
86288 EXPRESS CT
YULEE, FL 32097

2023

42-2N-27-1090-0218-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	31	HARDIE BRD 100		0100	01	2,127	115.7380	104.45	222,165	2021	2021	0	0	0	0.00	100.00	VALUATION BY		STANDARD														
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2022										Heated Area: 1856					HX Base Yr 2022					Tax Group: 4		Tax Dist:							
Roof Cover	03	COMP SHNGL 100												BUILDING MARKET VALUE					222,165														
Interior Wall	05	DRYWALL 100												TOTAL MARKET OB/XF VALUE					4,326														
Interior Floo	11	CLAY TILE 70												TOTAL LAND VALUE - MARKET					45,000														
Interior Floo	14	CARPET 30												TOTAL MARKET VALUE					271,491														
Air Condition	03	CENTRAL 100												SOH/AGL Deduction					32,828														
Heating Type	04	AIR DUCTED 100												ASSESSED VALUE					238,663														
Bedrooms		4 100												TOTAL EXEMPTION VALUE					HX HB 50,000														
Bathrooms		2 100												BASE TAXABLE VALUE					188,663														
Frame	02	WOOD FRAME 100												TOTAL JUST VALUE					271,491														
Stories	1.	1. 100												NCON VALUE					0														
Units	00	0 100												INCOME VALUE																			
Occupancy	00	NONE 100												PREVIOUS YEAR MKT VALUE					231,712														
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																												
EXTRA FEATURES					86288 EXPRESS CT, YULEE										BLD DATE				LGL DATE														
															XF DATE				LAND DATE														
															INC DATE				AG DATE														
L N	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	0 100	0 0	832.00	SF	5.20	5.20	100	2021	2021	3	100	4,326																			
																	</																