

LOT 220
NASSAU CROSSING PHASE 1
OR 2344/490

MILLS ANGEL Y
86301 EXPRESS COURT
YULEE, FL 32097

2023

42-2N-27-1090-0220-0000



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 70
Interior Floor	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

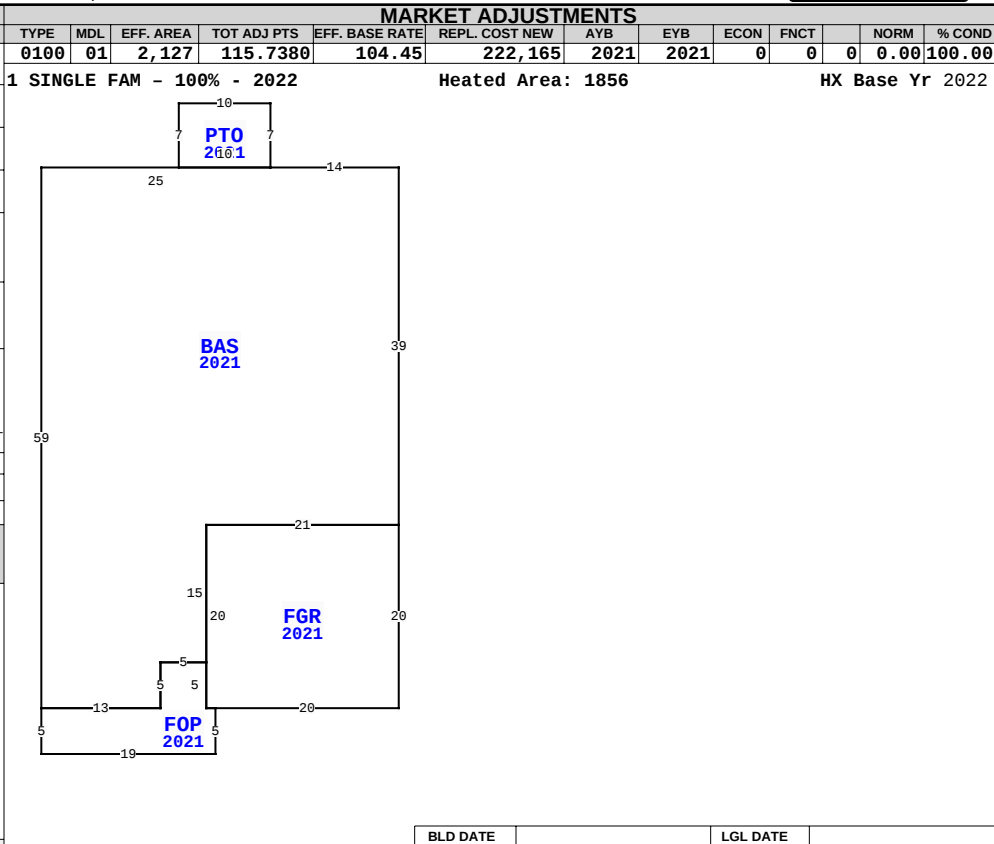
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4091.00	

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

EXTRA FEATURES														
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
1	0811	CONCRETE B	0 100	0	0	601.00	SF	5.20	5.20	100	2021	2021	3	100

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE 05/17/2021 BY NW



86301 EXPRESS CT, YULEE

TOTAL OB/XF														
3,125														

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3,125														

Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					222,165				
TOTAL MARKET OB/XF VALUE					3,125				
TOTAL LAND VALUE - MARKET					45,000				
TOTAL MARKET VALUE					270,290				
SOH/AGL Deduction					32,221				
ASSESSED VALUE					238,069				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					188,069				
TOTAL JUST VALUE					270,290				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					231,135				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003756	CO ISSUED	0	03/29/2021
20009411	NEW CONSTR	252,555	10/07/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2447/1106	3/29/2021	SW	Q	I	01	264,300	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: MILLS ANGEL Y							
2382/1039	8/06/2020	WD	Q	V	05	807,600	
GRANTOR: PATRIOT RIDGE LLP							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W14 PTO=[YR=2021] N7 W10 S7 E10\$ W25 S59									
FOP=[YR=2021] S5 E19 N5 FGR=[YR=2021] E20 N20 W21 S20 E1\$ W1									
N5 W5 S5 W13\$ E13 N5 E5 N15 E21 N39\$.									

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