

LOT 221
NASSAU CROSSING PHASE 1
OR 2344/490

ET-3 LP
86293 EXPRESS COURT
YULEE, FL 32097

2023

42-2N-27-1090-0221-0000



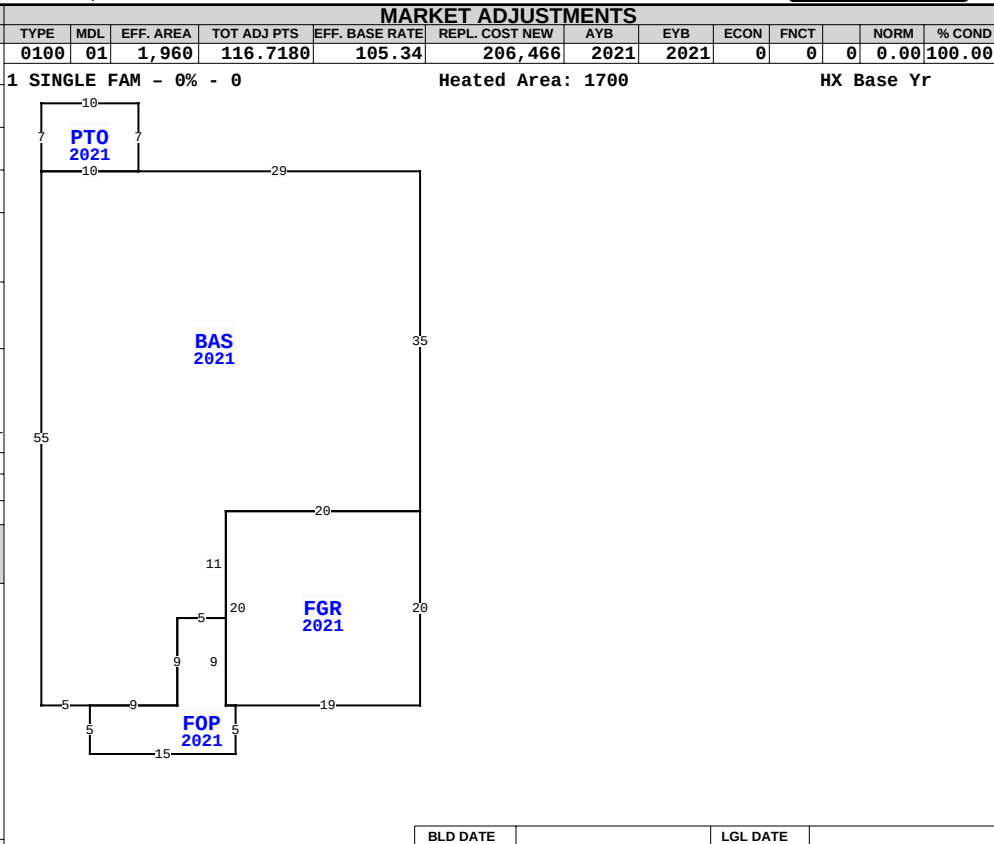
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,700	100	1,700	179,078
FGR	400	55	220	23,175
FOP	120	30	36	3,792
PTO	70	5	4	421
TOTALS	2,290		1,960	206,466

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	0	0	0	599.00	SF	5.20	5.20	

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	0			0.00	0.00	1.00	LT	



86293 EXPRESS CT, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
3,115											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										206,466	
TOTAL MARKET OB/XF VALUE										3,115	
TOTAL LAND VALUE - MARKET										45,000	
TOTAL MARKET VALUE										254,581	
SOH/AGL Deduction										14,700	
ASSESSED VALUE										239,881	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										239,881	
TOTAL JUST VALUE										254,581	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										218,074	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003504	CO ISSUED	0	03/23/2021
20009831	NEW CONSTR	232,280	10/16/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2449/1183	3/30/2021	SW	Q	I	01	250,700	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: ET-3 LP							
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] W29 PTO=[YR=2021] N7 W10 S7 E10\$ W10 S55 E5 FOP=[YR=2021] S5 E15 N5 FGR=[YR=2021] E19 N20 W20 S20 E1\$ W1 N9 W5 S9 W9\$ E9 N9 E 5 N11 E20 N35\$.											