

LOT 66
NASSAU CROSSING TOWNHOMES PH 1
OR 2379/142

FINNIE EDWARD
86776 MAINLINE RD
YULEE, FL 32097

2023

42-2N-27-1091-006G-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 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
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	4092.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	532	100	532	63,494
FGR	280	55	154	18,380
FOP	36	30	11	1,313
FOP	72	30	22	2,626
FUS	636	100	636	75,907
STR	48	10	5	597

TOTALS	1,604		1,360	162,316
--------	-------	--	-------	---------

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	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	0		295.00	SF	5.20				1,534	

LAND DESCRIPTION			TOTAL OB/XF													
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	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00

REVIEW DATE	10/07/2021	BY	JH
-------------	------------	----	----

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0320	01	1,360	125.6320	119.35	162,316	2021	2021	0	0	100.00
1 TOWNHOUSE - 0% - 0										
Heated Area: 1168										
HX Base Yr										

BLD DATE	04/17/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

86776 MAINLINE RD, YULEE	
--------------------------	--

TOTAL OB/XF	1,534
-------------	-------

REVIEW DATE	10/07/2021	BY	JH
-------------	------------	----	----

Total Acres:	0.00	Total Land Value:	40,000	Market:	0	Agricultural:	0
--------------	------	-------------------	--------	---------	---	---------------	---

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	162,316		
TOTAL MARKET OB/XF VALUE	1,534		
TOTAL LAND VALUE - MARKET	40,000		
TOTAL MARKET VALUE	203,850		
SOH/AGL Deduction	8,202		
ASSESSED VALUE	195,648		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	195,648		
TOTAL JUST VALUE	203,850		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	177,862		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011205	NEW CONSTR	179,165	11/16/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2501/1706	9/30/2021	SW	Q	I	01	220,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FINNIE EDWARD						
2407/0566	11/05/2020	WD	Q	V	05	1,024,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES															
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS															
BAS=[YR=2021] W3 FOP=[YR=2021] N6 W12 S6 E12\$ W15 S28 FOP=[YR=2021] S9 E4 FGR=[YR=2021] S13 E14 N20 W14 S7\$ N9 W4\$ E4 S2 E14 N30\$ PTR=E15 FUS=[YR=2021] E18 S4 STR=[YR=2021] S12 W4 N12 E4\$ W4 S12 E4 S22 W18 N38\$ W15\$.															

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

Common:	40,000
---------	--------