

LOT 12H
NASSAU CROSSING TOWNHOMES PH 2
OR 2486/1754

NORTON KELLEN B
86592 SHORTLINE CIR
YULEE, FL 32097

2023

42-2N-27-1091-012H-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		3 100
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
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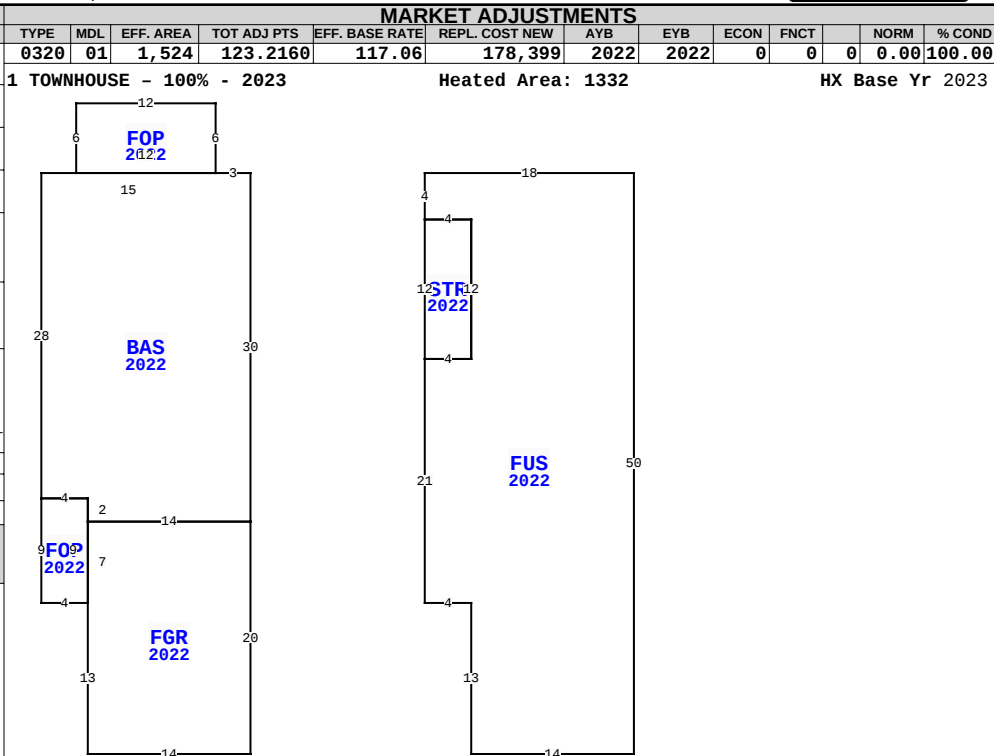
NEIGHBORHOOD/LOC	4092.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	532	100	532	62,276
FGR	280	55	154	18,027
FOP	36	30	11	1,288
FOP	72	30	22	2,575
FUS	800	100	800	93,648
STR	48	10	5	585

TOTALS	1,768		1,524	178,399
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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	0810	CONCRETE A	0 100	0	0	320.00	SF	6.50	6.50	100	2022

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	100		PUD	0.00	0.00	1.00	LT	1.00



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

TOTAL OB/XF											
2,080											

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2,080											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											4
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						178,399					
TOTAL MARKET OB/XF VALUE						2,080					
TOTAL LAND VALUE - MARKET						40,000					
TOTAL MARKET VALUE						220,479					
SOH/AGL Deduction						0					
ASSESSED VALUE						220,479					
TOTAL EXEMPTION VALUE						HX HB					
BASE TAXABLE VALUE						170,479					
TOTAL JUST VALUE						220,479					
NCON VALUE						180,479					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						32,000					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016884	CO ISSUED	0	11/14/2022
21010308	NEW CONSTR	218,551	11/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2604/0064	11/17/2022	SW	Q	I	01	253,600	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: NORTH KELLEN B							
2507/0758	10/21/2021	WD	Q	V	05	512,000	
GRANTOR: PATRIOT RIDGE LLP							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W3 FOP=[YR=2022] N6 W12 S6 E12\$ W15 S28											
FOP=[YR=2022] S9 E4 FGR=[YR=2022] S13 E14 N20 W14 S7\$ N9 W4\$											
E4 S2 E14 N30\$ PTR=E15 FUS=[YR=2022] E18 S50 W14 N13 W4 N21											
STR=[YR=2022] N12 E4 S12 W4\$ E4 N12 W4 N4\$ W15\$.											