LOT 1
NASSAU STATION OR 2425/1321

HARWOOD ANDREW T & FANGYUAN
85702 BLACK TERN DR
YULEE, FL 32097

2024

08-2N-27-0215-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

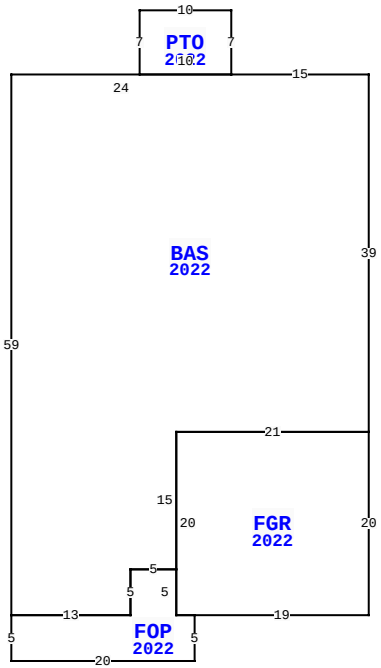
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	4093.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	204,067
FGR	420	55	231	25,398
FOP	125	30	38	4,178
PTO	70	5	4	440
TOTALS	2,471		2,129	234,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,129	115.7380	109.95	234,084	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1856 HX Base Yr



75192 NASSAU STATION WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/12/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	234,084
TOTAL MARKET OB/XF VALUE	2,876
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	286,960
SOH/AGL Deduction	0
ASSESSED VALUE	286,960
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	286,960
TOTAL JUST VALUE	286,960
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	270,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002309	CO ISSUED	0	02/10/2022
21003521	NEW CONSTR	255,468	03/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2541/0738	2/22/2022	SW	Q	I	01	331,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HARWOOD ANTHONY TYL						
2467/1720	6/03/2021	WD	Q	V	05	600,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 PTO=[YR=2022] N7 W10 S7 E10$ W24 S59
FOP=[YR=2022] S5 E20 N5 FGR=[YR=2022] E19 N20 W21 S20 E2$ W2 N5 W5 S5 W13$ E13 N5 E5 N15 E21 N39$.

EXTRA FEATURES

LN	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	553.00	SF	5.20	5.20	100	2022	2022	3	100	2,876	

LAND DESCRIPTION

TOTAL OB/XF 2,876

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/18/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS