LOT 42
NASSAU STATION OR 2425/1321

DOUGHERTY ERIN M & KYLE P
75031 NASSAU STATION WAY
YULEE, FL 32097

2024

08-2N-27-0215-0042-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

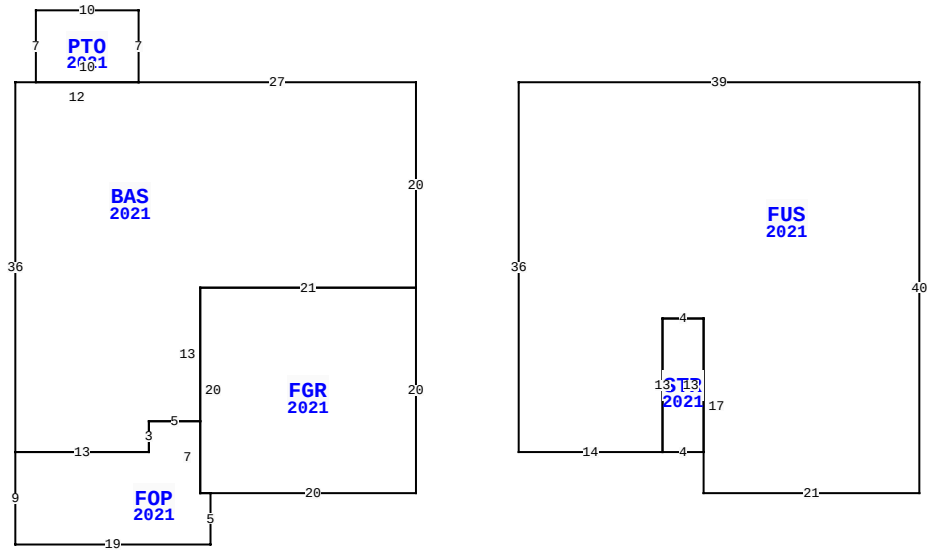
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4093.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,053	100	1,053	108,451
FGR	420	55	231	23,791
FOP	182	30	55	5,665
FUS	1,436	100	1,436	147,897
PTO	70	5	4	412
STR	52	10	5	515
TOTALS	3,213		2,784	286,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,784	108.9600	103.51	288,172	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2489 HX Base Yr 2022



75031 NASSAU STATION WAY, YULEE

BLD DATE	03/29/2022 NW	LGL DATE	
XF DATE		LAND DATE	03/12/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		286,731
TOTAL MARKET OB/XF VALUE		8,336
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		345,067
SOH/AGL Deduction		91,378
ASSESSED VALUE		253,689
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		203,689
TOTAL JUST VALUE		345,067
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002047	NEW CONSTR	335,935	02/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2492/0443	8/27/2021	SW	Q	I	01	328,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DOUGHERTY ERIN M &						
2428/1461	1/26/2021	WD	Q	V	05	600,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W27 PTO=[YR=2021] N7 W10 S7 E10$ W12 S36 FOP=[YR=2021] S9 E19 N5 FGR=[YR=2021] E20 N20 W21 S20 E1$ W1 N7 W5 S3 W13$ E13 N3 E5 N13 E21 N20$ PTR=E10 FUS=[YR=2021] S36 E14 STR=[YR=2021] E4 N13 W4 S13$ N13 E4 S17 E21 N40 W39$ W10$.

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	100	0	0	623.00	SF	5.20	5.20	100	2021	2021	3	99	3,207	
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294	
3	0476	VF 6 SBPL	0	100	0	0	96.00	LF	32.00	32.00	100	2021	2021	3	98	3,011	
4	0462	ST/AL FNC	0	100	0	0	192.00	SF	10.00	10.00	100	2021	2021	3	95	1,824	

LAND DESCRIPTION

TOTAL OB/XF 8,336

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 11/22/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS