LOT 49
NASSAU STATION OR 2425/1321

RIDDICK MARCUS W & UWANA J
75075 NASSAU STATION WAY
YULEE, FL 32097

2024

08-2N-27-0215-0049-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

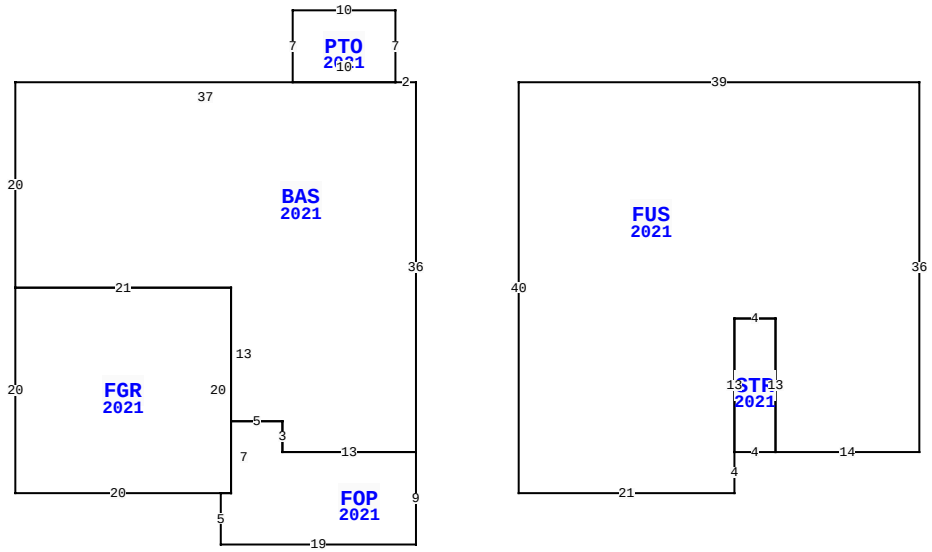
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4093.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,053	100	1,053	117,535
FGR	420	55	231	25,784
FOP	182	30	55	6,139
FUS	1,436	100	1,436	160,285
PTO	70	5	4	447
STR	52	10	5	558
TOTALS	3,213		2,784	310,747

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	118.0800	112.18	312,309	2021	2021	0	0	0	0.50	99.50

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



75075 NASSAU STATION WAY, YULEE

BLD DATE	03/29/2022 NW	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		310,747
TOTAL MARKET OB/XF VALUE		3,604
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		364,351
SOH/AGL Deduction		53,188
ASSESSED VALUE		311,163
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		261,163
TOTAL JUST VALUE		364,351
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002899	NEW CONSTR	354,548	03/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2501/1931	9/30/2021	SW	Q	I	01	365,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: RIDDICK MARCUS W &						
2433/1584	2/11/2021	WD	Q	V	05	960,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W2 PTO=[YR=2021] N7 W10 S7 E10$ W37 S20 FGR=[YR=2021] S20 E20 FOP=[YR=2021] S5 E19 N9 W13 N3 W5 S7 W1$ E1 N20 W21$ E21 S13 E5 S3 E13 N36$ PTR=E10 FUS=[YR=2021] S40 E21 N4 STR=[YR=2021] E4 N13 W4 S13$ N13 E4 S13 E14 N36 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	700.00	SF	5.20	5.20	100	2021	2021	3	99	3,604	

LAND DESCRIPTION

TOTAL OB/XF 3,604

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 11/23/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS