LOT 58
NASSAU STATION OR 2425/1321

HUDSON SFR PROPERTY/HOLDINGS II LLC
75129 NASSAU STATION WAY
YULEE, FL 32097

2024

08-2N-27-0215-0058-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

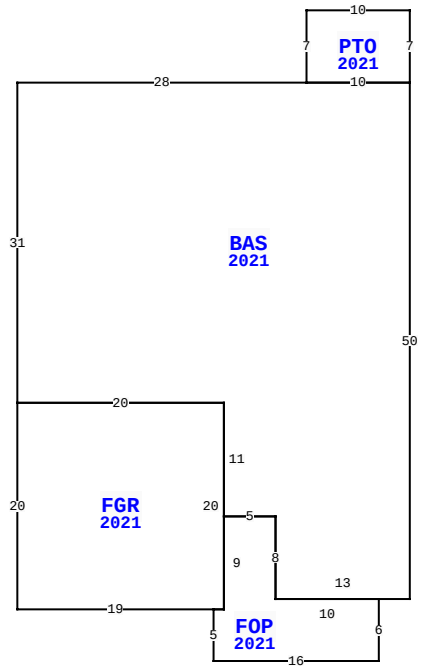
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4093.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,480	100	1,480	173,472
FGR	400	55	220	25,786
FOP	135	30	40	4,688
PTO	70	5	4	469
TOTALS	2,085		1,744	204,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,744	124.0000	117.80	205,443	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1480 HX Base Yr



75129 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	204,416
TOTAL MARKET OB/XF VALUE	3,506
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	257,922
SOH/AGL Deduction	0
ASSESSED VALUE	257,922
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	257,922
TOTAL JUST VALUE	257,922
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000920	CO ISSUED	0	01/14/2022
21004319	NEW CONSTR	219,947	05/25/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2535/0513	1/26/2022	WD	Q	I	01	299,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HUDSON SFR PROPERTY						
2448/1201	4/01/2021	WD	Q	V	05	1,560,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] W10 S7 BAS=[YR=2021] W28 S31 FGR=[YR=2021] S20 E19 FOP=[YR=2021] S5 E16 N6 W10 N8 W5 S9 W1$ E1 N20 W20 $ E20 S11 E5 S8 E13 N50 W10$ E10 N7$.

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	681.00	SF	5.20	5.20	100	2021	2021	3	99	3,506	

LAND DESCRIPTION

TOTAL OB/XF 3,506

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	000100	C	SFR	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 01/04/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS