

DEAN NATHAN T & KALEY J
77070 CROSSCUT WAY
YULEE, FL 32097

09-2N-27-1292-0126-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

3103HARDIE BRD 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1114CLAY TILE 70
CARPET 30

Air Condition
Heating Type

0304CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

3 100
2 100
02WOOD FRAME 100

Stories
Units
Occupancy

1. 1. 100
0 100
00NONE 100

Quality

04Quality Level 04

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4073.200

TOTALS

1,9211,649201,141

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,649129.6981123.21203,17320202020001.0099.00

1 SINGLE FAM - 100% - 2021Heated Area: 1383HX Base Yr 2021

Diagram showing lot dimensions and area calculations:

Basement (BAS) 2020: 1,383 sq ft
Front Yard (FGR) 2020: 420 sq ft
Front Porch (FOP) 2020: 40 sq ft
Back Porch (FOP) 2020: 78 sq ft

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE201,141

TOTAL MARKET OB/XF VALUE3,346

TOTAL LAND VALUE - MARKET50,000

TOTAL MARKET VALUE254,487

SOH/AGL Deduction52,056

ASSESSED VALUE202,431

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE152,431

TOTAL JUST VALUE254,487

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE263,691

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / V / I / RSN CD SALE PRICE

2719/13666/03/2024WD Q I 01325,000

GRANTOR: REYNOLDS ALEXIS S

GRANTEE: DEAN NATHAN T & KAL

2707/5504/05/2024QC U I 11100

GRANTOR: REYNOLDS EUGENE

GRANTEE: REYNOLDS ALEXIS S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 FOP=[YR=2020] W13 S6 E13 N6\$ S6 W13 N6 W12
S50 E12 FOP=[YR=2020] E5 FGR=[YR=2020] S1 E21 N20 W21 S19\$ N8
W5 S8\$ N8 E5 N11 E21 N31\$.

LAND DESCRIPTIONTOTAL OB/XF3,346

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1 000135CSFR CNSVTN100PUD0.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE05/23/2024BYKWA

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