LOT 8
NASSAU CROSSING PHASE 1
OR 2344/490

CENTURION ANTHONY BRYAN & JADE
86341 BULL CT
YULEE, FL 32097

2024

42-2N-27-1090-0008-0000

BUILDING CHARACTERISTICS

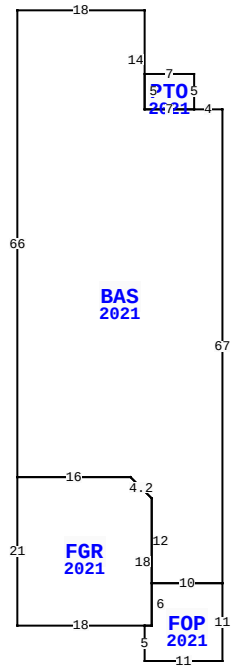
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	4091.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,915	100	1,915	207,196
FGR	395	55	217	23,479
FOP	115	30	34	3,679
PTO	35	5	2	216
TOTALS	2,460		2,168	234,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,168	114.4640	108.74	235,748	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1915 HX Base Yr



86341 BULL CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		234,569
TOTAL MARKET OB/XF VALUE		3,233
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		287,802
SOH/AGL Deduction		0
ASSESSED VALUE		287,802
TOTAL EXEMPTION VALUE	13	287,802
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		287,802
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002320	CO ISSUED	0	02/26/2021
20008265	NEW CONSTR	260,987	09/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2644/499	5/30/2023	WD	Q	I	02	335,000
GRANTOR: WALKER DANIEL L						
GRANTEE: CENTURION ANTHONY B						
2438/0020	2/24/2021	SW	Q	I	01	258,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WALKER DANIEL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W4 PTO=[YR=2021] N5 W7 S5 E7 $ W7 N14 W18 S66
FGR=[YR=2021] S21 E18 FOP=[YR=2021] S5 E11 N11 W10 S6 W1$ E1
N18 L3 U3 W16$ E16 R3 D3 S12 E10 N67$.

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	628.00	SF	5.20	5.20	100	2021	2021	3	99	3,233	

LAND DESCRIPTION

TOTAL OB/XF 3,233

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	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 02/25/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS