LOT 16
NASSAU CROSSING PHASE 1
OR 2344/490

MILLER CODY & SAMANTHA
86330 BULL CT
YULEE, FL 32097

**2024**

**42-2N-27-1090-0016-0000**

## 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 | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

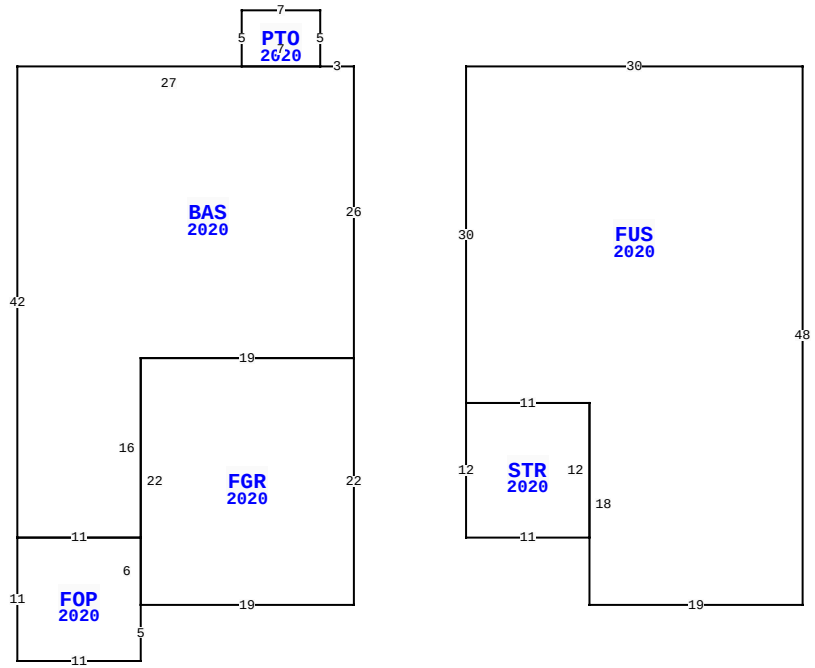
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4091.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 956 | 100 | 956 | 99,698 |
| FGR | 418 | 55 | 230 | 23,986 |
| FOP | 121 | 30 | 36 | 3,754 |
| FUS | 1,242 | 100 | 1,242 | 129,524 |
| PTO | 35 | 5 | 2 | 209 |
| STR | 132 | 10 | 13 | 1,355 |
| TOTALS | 2,904 | | 2,479 | 258,527 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,479 | 110.8800 | 105.34 | 261,138 | 2020 | 2020 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SINGLE FAM – 0% - 2023 Heated Area: 2198 HX Base Yr




86330 BULL CT, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | 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 | 258,527 |
| TOTAL MARKET OB/XF VALUE | 3,295 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 311,822 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 311,822 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 311,822 |
| TOTAL JUST VALUE | 311,822 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 295,129 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20012846 | CO ISSUED | 0 | 12/22/2020 |
| 20005011 | NEW CONSTR | 294,126 | 08/15/2020 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2552/1205 | 4/01/2022 | WD | Q | I | 01 | 340,000 |
| GRANTOR: WEBB JACOB ANDREW & C | | | | | | |
| GRANTEE: MILLER CODY & SAMAN | | | | | | |
| 2435/0121 | 2/12/2021 | SW | Q | I | 01 | 271,000 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: WEBB JACOB ANDREW & | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2020] W3 PTO=[YR=2020] N5 W7 S5 E7 $ W27 S42
FOP=[YR=2020] S11 E11 N5 FGR=[YR=2020] E19 N22 W19 S22$ N6
W11$ E11 N16 E19 N26$ PTR=E10 FUS=[YR=2020] S30 STR=[YR=2020]
E11 S12 W11 N12$ E11 S18 E19 N48 W30$ 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 | 0 | 0 | 0 | 640.00 | SF | 5.20 | 5.20 | 100 | 2020 | 2020 | 3 | 99 | 3,295 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,295

| 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 01/06/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS