

HOUCHINS JORDAN GARY & ALEXANDRA
86228 BUGGY COURT
YULEE, FL 32097

42-2N-27-1090-0028-0000

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

4 100
2 100
02WOOD FRAME 100

Stories
Units
Occupancy

1. 1. 100
0 100
00NONE 100

Quality

03Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4091.00

TOTALS

2,4972,202240,899

MARKET ADJUSTMENTS

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

0100012,202115.7380109.95242,110202120210000.5099.50

1 SINGLE FAM - 100% - 2023Heated Area: 1940HX Base Yr 2023

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE240,899

TOTAL MARKET OB/XF VALUE3,758

TOTAL LAND VALUE - MARKET50,000

TOTAL MARKET VALUE294,657

SOH/AGL Deduction7,498

ASSESSED VALUE287,159

TOTAL EXEMPTION VALUEHX HB VX55,000

BASE TAXABLE VALUE232,159

TOTAL JUST VALUE294,657

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE278,795

SUBAREA MARKET VALUE

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ SUBAREAMARKET VALUE

BAS1,9401001,940212,236

FGR4125522724,834

FOP11030333,610

PTO3552219

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/12/2024MLU

EXTRA FEATURES

86228 BUGGY CT, YULEE

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCDPRICE

2457/14184/28/2021SWQI01255,100

GRANTOR:D R HORTON INC-JACKSO

GRANTEE:HOUCHINS JORDAN GAR

2390/05719/04/2020WDQV05392,400

GRANTOR:PATRIOT RIDGE LLP

GRANTEE:D R HORTON INC-JACK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 S9 PTO=[YR=2021] W7 S5 E7 N5\$ S5 W12 S66
FOP=[YR=2021] S11 E10 N5 FGR=[YR=2021] E20 N21 W16 L4 D4
S17\$ N6 W10\$ E10 N11 U4 R4 E16 N65\$.

LAND DESCRIPTION

TOTAL OB/XF3,758

REVIEW DATE05/10/2021BYNWTotal Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 08/06/2024 BY SYS