

LOT 45
NASSAU CROSSING PHASE 1
OR 2344/490

PAYNE MICHAEL GREGORY
86202 MAINLINE RD
YULEE, FL 32097

2024

42-2N-27-1090-0045-0000



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 70
Interior Floo	14	CARPET 30
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

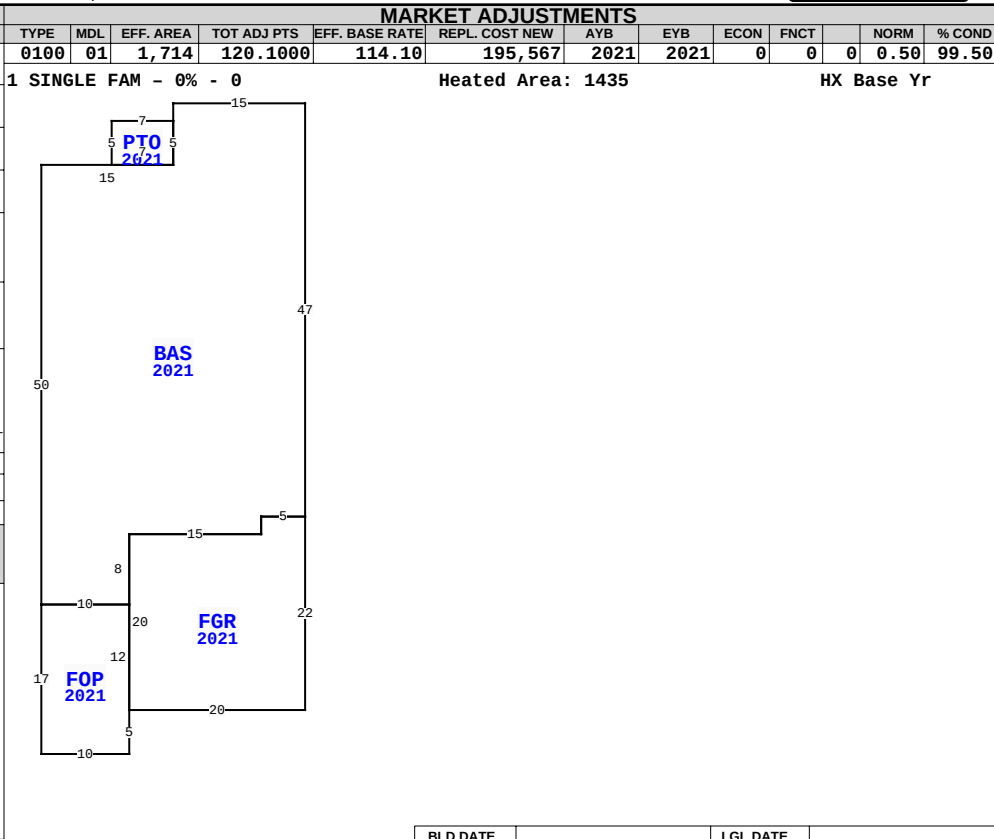
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4091.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,435	100	1,435	162,915
FGR	410	55	226	25,658
FOP	170	30	51	5,790
PTO	35	5	2	227
TOTALS	2,050		1,714	194,589

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0811	CONCRETE B	0	0	0	0	601.00	SF	5.20	5.20	100	2021	2021	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE 12/02/2021 BY NW



86202 MAINLINE RD, YULEE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF														
3,094														

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					194,589				
TOTAL MARKET OB/XF VALUE					3,094				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					247,683				
SOH/AGL Deduction					4,604				
ASSESSED VALUE					243,079				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					243,079				
TOTAL JUST VALUE					247,683				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					233,905				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014444	CO ISSUED	0	10/20/2021
21000866	NEW CONSTR	195,136	01/26/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2507/0567	10/20/2021	SW	Q	I	01	289,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: PAYNE MICHAEL GREGO							
2425/0899	1/14/2021	WD	Q	V	05	575,600	
GRANTOR: PATRIOT RIDGE LLP							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=2021] W15 S2 PTO=[YR=2021] W7 S5 E7 N5\$ S5 W15 S50
FOP=[YR=2021] S17 E10 N5 FGR=[YR=2021] E20 N22 W5 S2 W15 S20\$
N12 W10\$ E10 N8 E15 N2 E5 N47\$.