LOT 57
NASSAU CROSSING PHASE 1
OR 2344/490

DANSEREAU KELLEY A & WILLIAM D
86261 MAINLINE RD
YULEE, FL 32097

2024

42-2N-27-1090-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

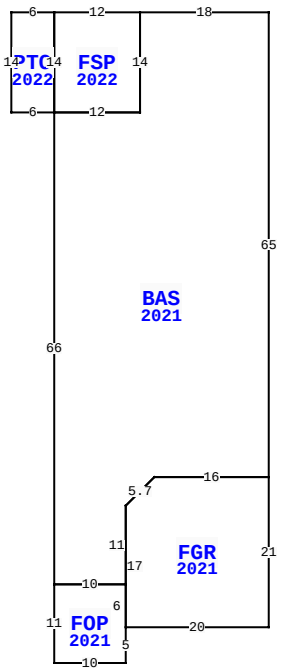
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,940	100	1,940	212,236
FGR	412	55	227	24,834
FOP	110	30	33	3,610
FSP	168	40	67	7,330
PTO	84	5	4	438
TOTALS	2,714		2,271	248,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,271	115.7380	109.95	249,696	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1940 HX Base Yr 2022



86261 MAINLINE RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,448
TOTAL MARKET OB/XF VALUE		2,857
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		301,305
SOH/AGL Deduction		39,909
ASSESSED VALUE		261,396
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		211,396
TOTAL JUST VALUE		301,305
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007505	ADDITION	4,820	05/13/2022
21014840	CO ISSUED	0	10/27/2021
21003591	NEW CONSTR	278,180	03/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2510/1152	10/29/2021	SW	Q	I	01	294,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DANSEREAU KELLEY A						
2439/1984	3/04/2021	WD	Q	V	05	534,900
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 FSP=[YR=2022] W12 PTO=[YR=2022] W6 S14 E6 N14$ S14 E12 N14$ S14 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$.

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	555.00	SF	5.20	5.20	100	2021	2021	3	99	2,857	

LAND DESCRIPTION

TOTAL OB/XF 2,857

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 11/21/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS