LOT 65
NASSAU CROSSING PHASE 1
OR 2344/490

RADULESCU CRISTIAN & IRINA S
525 VAN BRIGGLE CT
SUGAR HILL, GA 30518

2024

42-2N-27-1090-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

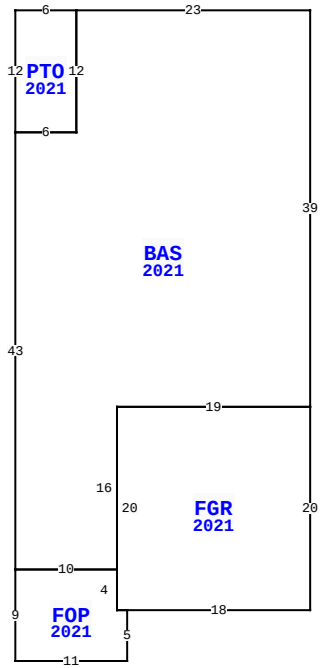
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,219	100	1,219	142,335
FGR	380	55	209	24,403
FOP	95	30	28	3,270
PTO	72	5	4	467
TOTALS	1,766		1,460	170,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,460	123.5220	117.35	171,331	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1219 HX Base Yr 2022



86197 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		170,474
TOTAL MARKET OB/XF VALUE		3,001
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		223,475
SOH/AGL Deduction		30,595
ASSESSED VALUE		192,880
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		142,880
TOTAL JUST VALUE		223,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000663	NEW CONSTR	172,032	01/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2493/1712	8/30/2021	SW	Q	I	01	249,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: RADULESCU CRISTIAN						
2425/0899	1/14/2021	WD	Q	V	05	575,600
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W23 PTO=[YR=2021] W6 S12 E6 N12$ S12 W6 S43
FOP=[YR=2021] S9 E11 N5 FGR=[YR=2021] E18 N20 W19 S20 E1$ W1
N4 W10$ E10 N16 E19 N39 $.

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	583.00	SF	5.20	5.20	100	2021	2021	3	99	3,001	

LAND DESCRIPTION

TOTAL OB/XF 3,001

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 12/06/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS