

LOT 68
NASSAU CROSSING PHASE 1
OR 2344/490

CRANFILL CODY AUSTIN
86173 MAINLINE RD
YULEE, FL 32097

2024

42-2N-27-1090-0068-0000



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	598.00	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 12/06/2021 BY NW

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	1,714	120.1000	114.10	195,567	2021	2021	0	0	0	0.50	99.50		
1 SINGLE FAM - 0% - 0 Heated Area: 1435 HX Base Yr														
86173 MAINLINE RD, YULEE														
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/12/2024 MLU														

TOTAL OB/XF 3,079														
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1	0811	CONCRETE B	0	0	0	0	598.00	SF	5.20	5.20	100	2021	2021	3

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1	0811	CONCRETE B	0	0	0	0	598.00	SF	5.20	5.20	100	2021	2021	3

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		194,589	
TOTAL MARKET OB/XF VALUE		3,079	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		247,668	
SOH/AGL Deduction		4,599	
ASSESSED VALUE		243,069	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		243,069	
TOTAL JUST VALUE		247,668	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		233,890	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013011	CO ISSUED	0	09/24/2021
21000279	NEW CONSTR	195,136	01/13/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2501/0804	9/29/2021	SW	Q	I	01	256,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: CRANFILL CODY AUSTI							
2417/0326	12/10/2020	WD	Q	V	05	440,700	
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\$.														

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