

LOT 88
NASSAU CROSSING PHASE 2
OR 2481/1580

RAMOS CLAUDIA SUSANA DURAN
86655 NASSAU CROSSING WAY
YULEE, FL 32097

2024

42-2N-27-1090-0088-0000



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		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	1,856	100	1,856	204,067
FGR	420	55	231	25,398
FOP	105	30	32	3,518
PTO	70	5	4	440
TOTALS	2,451		2,123	233,424

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	665.00	SF	5.20	5.20	100	2022

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,123	115.7380	109.95	233,424	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023 Heated Area: 1856 HX Base Yr 2023											
86655 NASSAU CROSSING WAY, YULEE											

TOTAL OB/XF											
3,458											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			233,424
TOTAL MARKET OB/XF VALUE			3,458
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			286,882
SOH/AGL Deduction			8,571
ASSESSED VALUE			278,311
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			228,311
TOTAL JUST VALUE			286,882
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			270,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007697	NEW CONSTR	0	05/18/2022
21009497	NEW CONSTR	306,608	11/01/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2566/0027	5/25/2022	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: RAMOS CLAUDIA SUANA					
2503/1453	10/07/2021	WD	Q	V	05
GRANTOR: PATRIOT RIDGE LLP					
GRANTEE: D R HORTON INC-JACK					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W15 PT0=[YR=2022] N7 W10 S7 E10\$ W24 S39 FGR=[YR=2022] S20 E20 FOP=[YR=2022] S5 E16 N5 W10 N5 W5 S5 W1\$ E1 N20 W21\$ E21 S15 E5 S5 E13 N59\$.											