

LOT 89
NASSAU CROSSING PHASE 2
OR 2481/1580

ROCHAN-JUL & FER LLC
86651 NASSAU CROSSING WAY
YULEE, FL 32097

2024

42-2N-27-1090-0089-0000



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,083	100	1,083	114,083
FGR	420	55	231	24,334
FOP	147	30	44	4,635
FUS	1,428	100	1,428	150,426
PTO	84	5	4	421
STR	56	10	6	632

TOTALS	3,218		2,796	294,531
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	629.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,796	110.8800	105.34	294,531	2022	2022	0	0
1 SINGLE FAM - 0% - 2023									
Heated Area: 2511									
HX Base Yr									
86651 NASSAU CROSSING WAY, YULEE									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
03/12/2024 MLU									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			294,531
TOTAL MARKET OB/XF VALUE			3,271
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			347,802
SOH/AGL Deduction			0
ASSESSED VALUE			347,802
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			347,802
TOTAL JUST VALUE			347,802
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			328,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009504	CO ISSUED	0	06/28/2022
21009504	NEW CONSTR	403,639	11/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2576/1168	6/29/2022	SW	Q	I	01	390,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ROCHAN-JUL & FER LL						
2503/1453	10/07/2021	WD	Q	V	05	895,400
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W2 PTO=[YR=2022] N7 W12 S7 E12\$ W37 S20 FGR=[YR=2022] S20 E21 FOP=[YR=2022] S5 E18 N9 W13 S3 W5 S1 \$ N20 W21\$ E21 S19 E5 N3 E13 N36\$ PTR=E10 FUS=[YR=2022] S16 STR=[YR=2022] S4 E14 N4 W14\$ E14 S4 W14 S20 E20 N4 E19 N36 W39\$ W10\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00