

LOT 99
NASSAU CROSSING PHASE 2
OR 2481/1580

DAY KYLE
86603 NASSAU CROSSING WAY
YULEE, FL 32097

2024

42-2N-27-1090-0099-0000



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	120	30	36	3,958
PTO	70	5	4	440
TOTALS	2,466		2,127	233,864

L N	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	626.00	SF	5.20	5.20	100	2022	2022	3	100	3,255	

LAND DESCRIPTION			TOTAL OB/XF 3,255													
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	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE 06/30/2022 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	2,127	115.7380	109.95	233,864	2022	2022	0	0	0	0.00	100.00	
1 SINGLE FAM - 100% - 2023				Heated Area: 1856				HX Base Yr 2023					

10

7

7

PTO

2022

24

15

39

59

21

15

20

20

5

5

5

5

20

13

5

19

BAS

2022

FGR

2022

FOP

2022

BLD DATE

LGL DATE

02/13/2024

MU

86603 NASSAU CROSSING WAY, YULEE										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
										03/12/2024		MLU	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		233,864	
TOTAL MARKET OB/XF VALUE		3,255	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		287,119	
SOH/AGL Deduction		8,586	
ASSESSED VALUE		278,533	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		223,533	
TOTAL JUST VALUE		287,119	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		270,420	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010613	CO ISSUED	0	06/27/2022
C1015446	NEW CONSTR	307,088	11/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2609/1595	12/21/2022	QC	U	I	11	100
GRANTOR: DAY KYLE MATTHEW & CH						
GRANTEE: DAY KYLE						
2575/1673	6/30/2022	SW	Q	I	01	341,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DAY KYLE						

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 E19 N5 W13 N5 W5 S5 W1\$ E1 N20 W21\$ E21 S15 E5 S5 E13 N59\$.													

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