LOT 100
NASSAU CROSSING PHASE 2
OR 2481/1580

GIDEON DAPHNE
86599 NASSAU CROSSING WAY
YULEE, FL 32097

2024

42-2N-27-1090-0100-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

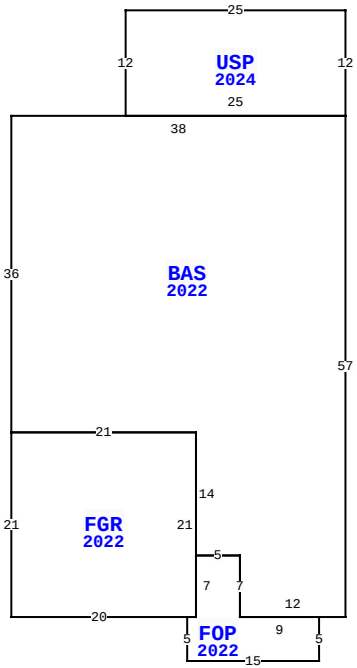
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,690	100	1,690	185,816
FGR	441	55	243	26,718
FOP	110	30	33	3,628
USP	300	30	90	9,896
TOTALS	2,541		2,056	226,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,056	115.7380	109.95	226,057	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1690 HX Base Yr 2023



86599 NASSAU CROSSING WAY, 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		226,057
TOTAL MARKET OB/XF VALUE		3,505
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		279,562
SOH/AGL Deduction		8,185
ASSESSED VALUE		271,377
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		221,377
TOTAL JUST VALUE		279,562
NCON VALUE		9,895
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010696	25X12 SCRN ROOM	9,972	08/18/2023
21010604	CO ISSUED	0	06/27/2022
21015449	NEW CONSTR	284,924	11/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2575/1399	6/30/2022	SW	Q	I	01	319,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GIDEON DAPHNE						
2511/1086	11/04/2021	WD	Q	V	05	905,400
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

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	674.00	SF	5.20	5.20	100	2022	2022	3	100	3,505	

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W38 S36 E21 S14 E5 S7 E12 N57 $
FGR=[YR=2022;ORIG=-38,36] S21 E20 E1 N21 W21 $
FOP=[YR=2022;ORIG=-18,57] S5 E15 N5 W9 N7 W5 S7 W1 $
USP=[YR=2024;ORIG=0,0] W25 N12 E25 S12 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,505

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 11/29/2023 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS