

LOT 101
NASSAU CROSSING PHASE 2
OR 2481/1580

WILLIAMS DAVID OMAR & CHRISTINE MARIE
86595 NASSAU CROSSING WAY
YULEE, FL 32097

2024

42-2N-27-1090-0101-0000



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	1,856	100	1,856	202,341
FGR	420	55	231	25,184
FOP	120	30	36	3,925
PTO	70	5	4	436
TOTALS	2,466		2,127	231,886

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
1	0811	CONCRETE B	0	0	0	0	690.00	SF	5.20	5.20	100	2022	2022

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
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00

1 SINGLE FAM - 0% - 2024

Heated Area: 1856

HX Base Yr

PTO 2022

BAS 2022

FGR 2022

FOP 2022

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/12/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF													
3,588													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		231,886	
TOTAL MARKET OB/XF VALUE		3,588	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		285,474	
SOH/AGL Deduction		0	
ASSESSED VALUE		285,474	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		285,474	
TOTAL JUST VALUE		285,474	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		268,881	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010906	CO ISSUED	0	07/18/2022
21015454	NEW CONSTR	307,088	11/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2666/1430	8/23/2023	WD	Q	I	01	360,000
GRANTOR: BONAMO MICHAEL & KARE						
GRANTEE: WILLIAMS DAVID OMAR						
2580/1882	7/28/2022	SW	Q	I	01	330,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BONAMO MICHAEL & KA						

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

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\$.													