LOT 104
NASSAU CROSSING PHASE 2
OR 2481/1580

HURLOCK RYAN JOSEPH/SULLIVAN SHELBY COLLEEN
86583 NASSAU CROSSING WAY
YULEE, FL 32097

2024

42-2N-27-1090-0104-0000

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		1 100
Quality	03	Quality Level 03

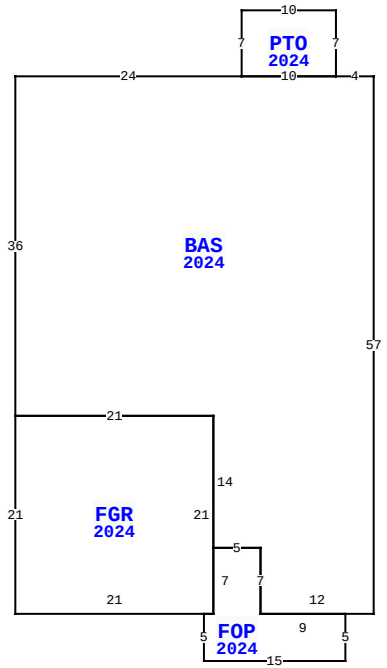
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

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
PTO	70	5	4	440
TOTALS	2,311		1,970	216,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,970	115.7380	109.95	216,602	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1690 HX Base Yr



86583 NASSAU CROSSING WAY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	216,602
TOTAL MARKET OB/XF VALUE	4,355
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	270,957
SOH/AGL Deduction	0
ASSESSED VALUE	270,957
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	270,957
TOTAL JUST VALUE	270,957
NCON VALUE	220,957
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001135	CO ISSUED	0	01/25/2023
21017952	NEW CONSTR	284,924	12/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2616/1371	1/27/2023	SW	Q	I	01	330,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HURLOCK RYAN JOSEPH						
2519/0182	12/02/2021	WD	Q	V	05	568,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=48,10] W4 W10 W24 S36 E21 S14 E5 S7 E12 N57 $
FGR=[YR=2024;ORIG=10,46] E21 S21 W21 N21 $
FOP=[YR=2024;ORIG=31,60] E5 S7 E9 S5 W15 N5 E1 N7 $
PTO=[YR=2024;ORIG=44,10] W10 N7 E10 S7 $
.

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	0810	CONCRETE A	0	0	0	0	670.00	SF	6.50	6.50	100	2024	2023		100	4,355	

LAND DESCRIPTION

TOTAL OB/XF 4,355

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/06/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS