

LOT 108
NASSAU CROSSING PHASE 2
OR 2481/1580

HAWKINS JAMES DYLAN & ASHLEY
86567 NASSAU CROSSING WAY
YULEE, FL 32097

2024

42-2N-27-1090-0108-0000



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	1,700	100	1,700	188,496
FGR	400	55	220	24,394
FOP	120	30	36	3,992
PTO	70	5	4	444
TOTALS	2,290		1,960	217,325

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	635.00	SF	5.20	5.20	100	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
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,960	116.7180	110.88	217,325	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2023											
Heated Area: 1700											
HX Base Yr											
86567 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 4
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											217,325
TOTAL MARKET OB/XF VALUE											3,302
TOTAL LAND VALUE - MARKET											50,000
TOTAL MARKET VALUE											270,627
SOH/AGL Deduction											0
ASSESSED VALUE											270,627
TOTAL EXEMPTION VALUE											0
BASE TAXABLE VALUE											270,627
TOTAL JUST VALUE											270,627
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											254,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010687	CO ISSUED	0	06/28/2022
21017955	NEW CONSTR	282,043	12/29/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2574/0911	6/29/2022	SW	Q	I	01	366,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: HAWKINS JAMES DYLAN							
2519/0182	12/02/2021	WD	Q	V	05	568,000	
GRANTOR: PATRIOT RIDGE LLP							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W29 PTO=[YR=2022] N7 W10 S7 E10\$ W10 S55 E5 FOP=[YR=2022] S5 E15 N5 FGR=[YR=2022] E19 N20 W20 S20 E1\$ W1 N9 W5 S9 W9\$ E9 N9 E5 N11 E20 N35\$.											

TOTAL OB/XF											
3,302											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	1.00