

LOT 109
NASSAU CROSSING PHASE 2
OR 2481/1580

SIMPSON ANDREW L & MEGHAN NICOLE
86563 NASSAU CROSSING WAY
YULEE, FL 32097

2024

42-2N-27-1090-0109-0000



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

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	Q	% COND
1	0811	CONCRETE B	0 100	0	0	665.00	SF	5.20	5.20	100	2022	2022	3	100

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	0.00	100.00
1 SINGLE FAM - 100% - 2023											
Heated Area: 1856											
HX Base Yr 2023											

Diagram showing lot layout with dimensions and area labels:

- PTO 2022 (Top)
- BAS 2022 (Main lot)
- FGR 2022 (Front)
- FOP 2022 (Front)

86563 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										3,458				
TOTAL LAND VALUE - MARKET										50,000				
TOTAL MARKET VALUE										287,322				
SOH/AGL Deduction										8,580				
ASSESSED VALUE										278,742				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										228,742				
TOTAL JUST VALUE										287,322				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										270,623				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011498	CO ISSUED	0	07/27/2022
21017953	NEW CONSTR	307,088	12/29/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2590/0235	9/09/2022	SW	Q	I	01	356,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: SIMPSON ANDREW LOUI							
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] W14 PTO=[YR=2022] N7 W10 S7 E10\$ W25 S59									
FOP=[YR=2022] S5 E19 N5 FGR=[YR=2022] E20 N20 W21 S20 E1\$ W1									
N5 W5 S5 W13\$ E13 N5 E5 N15 E21 N39\$.									

LAND DESCRIPTION										TOTAL OB/XF 3,458									
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		