

LOT 117
NASSAU CROSSING PHASE 2
OR 2481/1580

MALDONADO KEVIN U & LUISA FERNANDA
86465 NASSAU CROSSING WAY
YULEE, FL 32097

2024

42-2N-27-1090-0117-0000



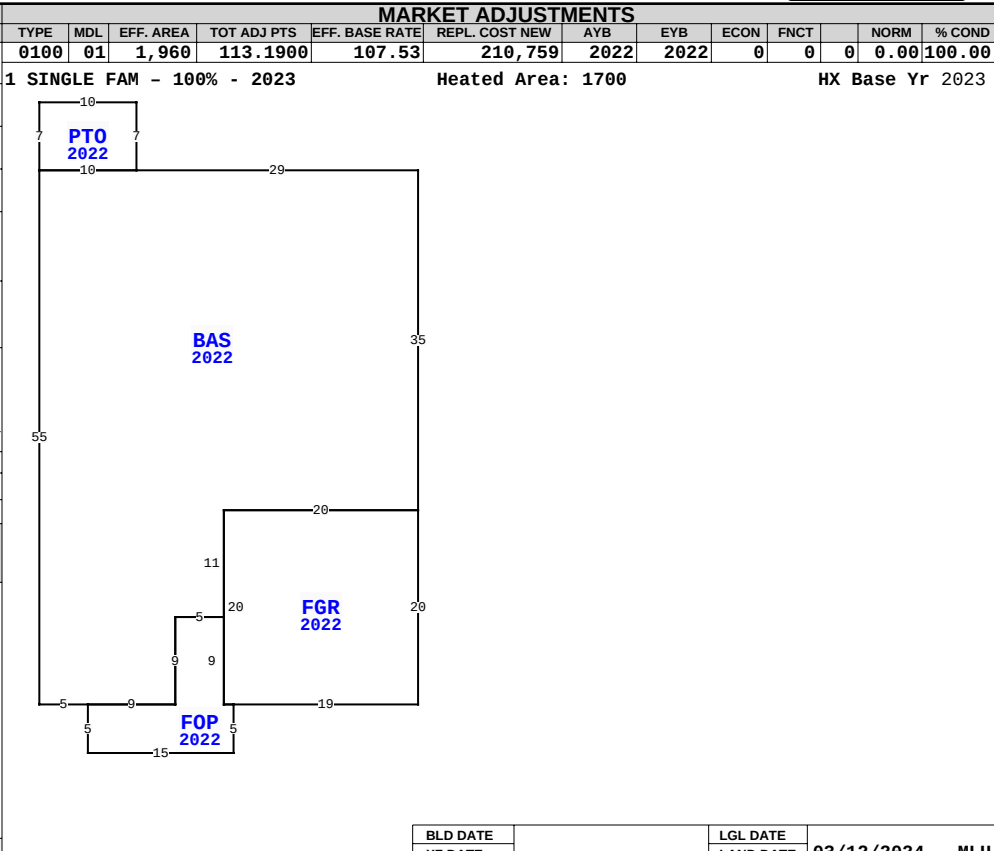
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	182,801
FGR	400	55	220	23,657
FOP	120	30	36	3,871
PTO	70	5	4	430
TOTALS	2,290		1,960	210,759

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	0810	CONCRETE A	0 100	0	0	623.00	SF	6.50	6.50	100	2022	2022	3	100

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	TOT ADJ
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00



86465 NASSAU CROSSING WAY, YULEE	BLD DATE		LGL DATE	03/12/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					210,759				
TOTAL MARKET OB/XF VALUE					4,050				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					264,809				
SOH/AGL Deduction					8,067				
ASSESSED VALUE					256,742				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					206,742				
TOTAL JUST VALUE					264,809				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					249,264				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013255	CO ISSUED	0	08/30/2022
22001782	NEW CONSTR	282,043	02/01/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	/ V	I R	RSN CD	SALE PRICE
2588/0461	8/30/2022	SW	Q	I		01	363,000
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: MALDONADO KEVIN ULI							
2534/0142	1/25/2022	WD	Q	V		05	686,300
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\$.									