

LOT 120
NASSAU CROSSING PHASE 2
OR 2481/1580

DAVILA JOSE MANUEL RODRIGUEZ/ALICEA NAOMY IRASEMA
86724 NASSAU CROSSING WAY
YULEE, FL 32097

2024

42-2N-27-1090-0120-0000



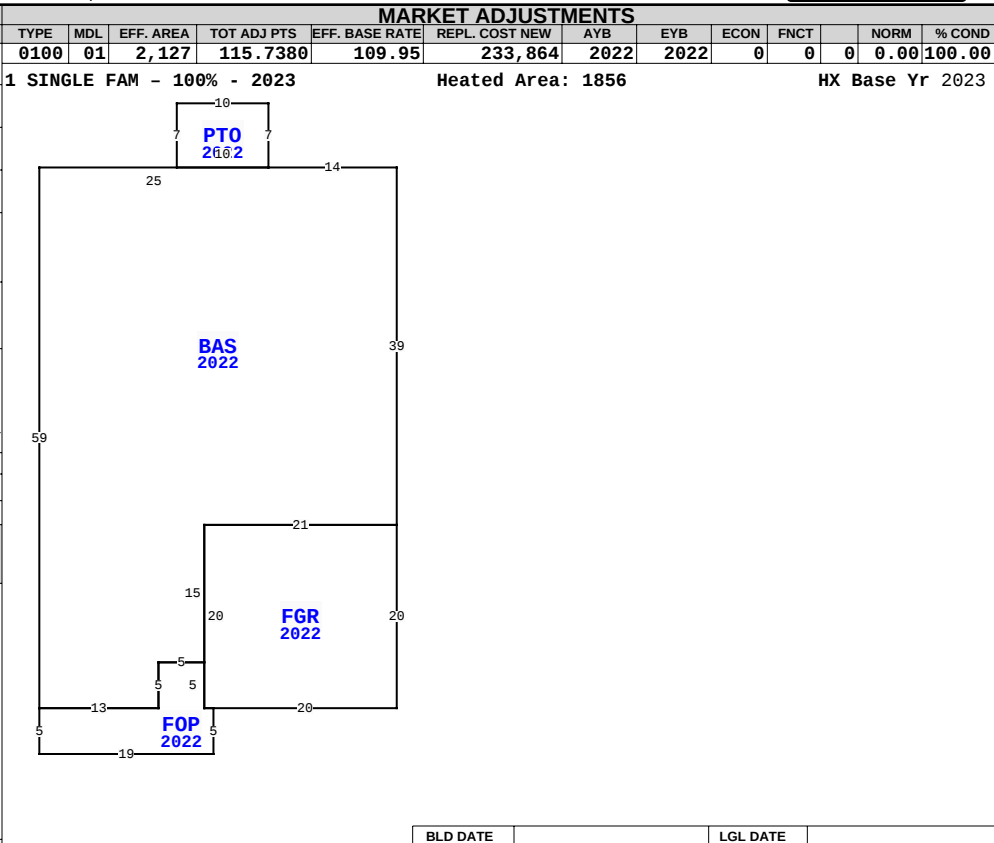
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
1	0811	CONCRETE B	0 100	0	0	642.00	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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00



86724 NASSAU CROSSING WAY, YULEE	BLD DATE		LGL DATE	03/12/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

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		3,338	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		287,202	
SOH/AGL Deduction		8,584	
ASSESSED VALUE		278,618	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		228,618	
TOTAL JUST VALUE		287,202	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		270,503	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004942	CO ISSUED	0	03/31/2022
21011137	NEW CONSTR	269,599	08/23/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2552/1552	3/31/2022	SW	Q	I	01	330,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DAVILA JOSE MANUEL						
2485/0899	8/05/2021	WD	Q	V	05	608,500
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\$.												