LOT 127
NASSAU CROSSING PHASE 2
OR 2481/1580

COX RYAN DAVID
86690 NASSAU CROSSING WAY
YULEE, FL 32097

2024

42-2N-27-1090-0127-0000

BUILDING CHARACTERISTICS

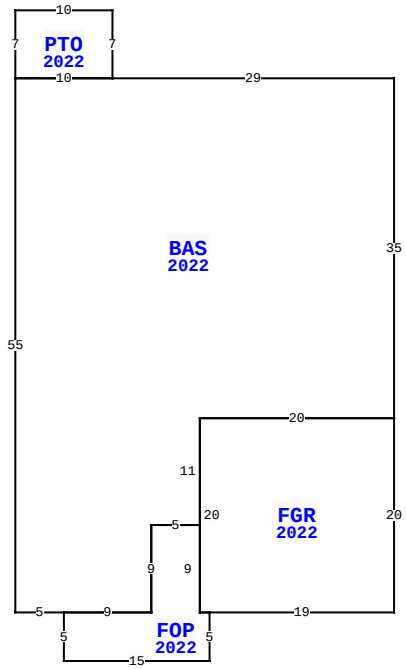
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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

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	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1700 HX Base Yr



86690 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	217,325
TOTAL MARKET OB/XF VALUE	3,255
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	270,580
SOH/AGL Deduction	0
ASSESSED VALUE	270,580
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	270,580
TOTAL JUST VALUE	270,580
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005482	CO ISSUED	0	04/08/2022
21008545	NEW CONSTR	247,568	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2555/1812	4/14/2022	SW	Q	I	01	328,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: COX RYAN DAVID						
2494/0018	9/02/2021	WD	Q	V	05	1,221,400
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

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 $.

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	0811	CONCRETE B	0	0	0	0	626.00	SF	5.20	5.20	100	2022	2022	3	100	3,255	

LAND DESCRIPTION

TOTAL OB/XF 3,255

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	000134	C	SFR POND	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 10/25/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS