LOT 128
NASSAU CROSSING PHASE 2
OR 2481/1580

PINKERTON BRETT M & KATELYN N
86682 NASSAU CROSSING WAY
YULEE, FL 32097

2024

42-2N-27-1090-0128-0000

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

BUILDING CHARACTERISTICS

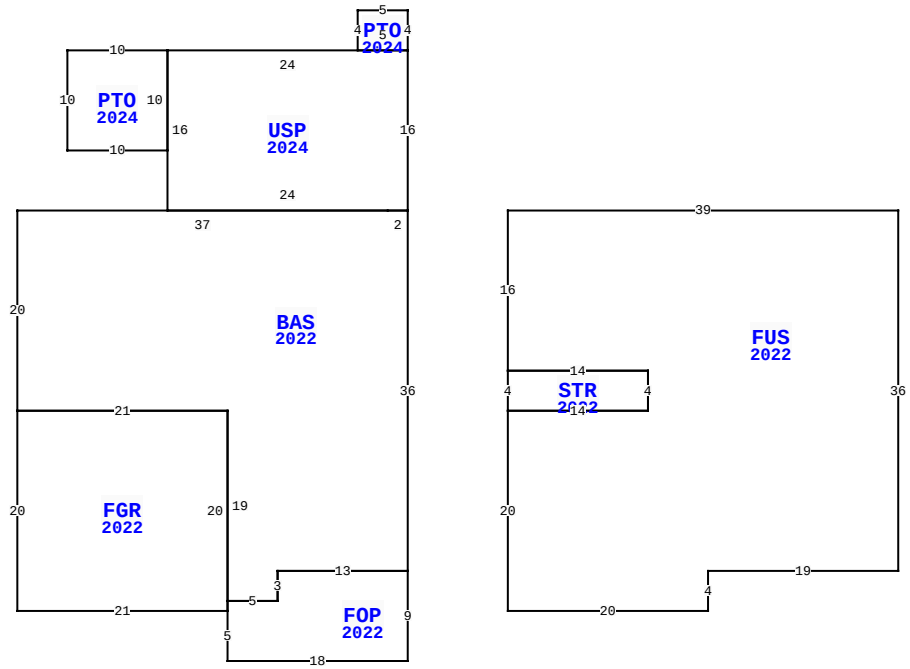
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	1,083	100	1,083	111,701
FGR	420	55	231	23,825
FOP	147	30	44	4,538
FUS	1,428	100	1,428	147,284
PTO	20	5	1	103
PTO	100	5	5	516
STR	56	10	6	619
USP	384	30	115	11,861
TOTALS	3,638		2,913	300,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,913	108.5700	103.14	300,447	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2511 HX Base Yr 2023



86682 NASSAU CROSSING WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/12/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		300,447
TOTAL MARKET OB/XF VALUE		10,309
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		360,756
SOH/AGL Deduction		9,886
ASSESSED VALUE		350,870
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		300,870
TOTAL JUST VALUE		360,756
NCON VALUE		12,720
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007958	16X24 SCRN ENCL	12,764	06/21/2023
22008010	CO ISSUED	0	05/24/2022
21008793	NEW CONSTR	354,548	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2566/1647	5/31/2022	SW	Q	I	01	383,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: PINKERTON BRETT MIC						
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

FUS=[YR=2022;ORIG=10,0] S16 E14 S4 W14 S20 E20 N4 E19 N36 W39 $
BAS=[YR=2022;ORIG=0,0] W2 W37 S20 E21 S19 E5 N3 E13 N36 $
FGR=[YR=2022;ORIG=-39,20] S20 E21 N20 W21 $
FOP=[YR=2022;ORIG=-18,40] S5 E18 N9 W13 S3 W5 S1 $
STR=[YR=2022;ORIG=10,16] S4 E14 N4 W14 $
PTR=[ORIG=0,0] E10 W10 $
USP=[YR=2024;ORIG=0,0] W24 N16 E24 S16 $
PTO=[YR=2024;ORIG=0,-16] W5 N4 E5 S4 $
PTO=[YR=2024;ORIG=-24,-16] W10 S10 E10 N10 $
.

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	100	0	0	674.00	SF	5.20	5.20	100	2022	2022	3	100	3,505	
2	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		100	600	
3	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	100	2024	2023		100	4,224	
4	0462	ST/AL FNC	0	100	0	0	168.00	SF	10.00	10.00	100	2024	2023		100	1,680	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	

LAND DESCRIPTION

TOTAL OB/XF 10,309

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 11/29/2023 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS