LOT 133
NASSAU CROSSING PHASE 2
OR 2481/1580

**ROACH-JOHNSON DAVION & TIFFANY RYNEA**
86632 NASSAU CROSSING WAY
YULEE, FL 32097

**2024**

**42-2N-27-1090-0133-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

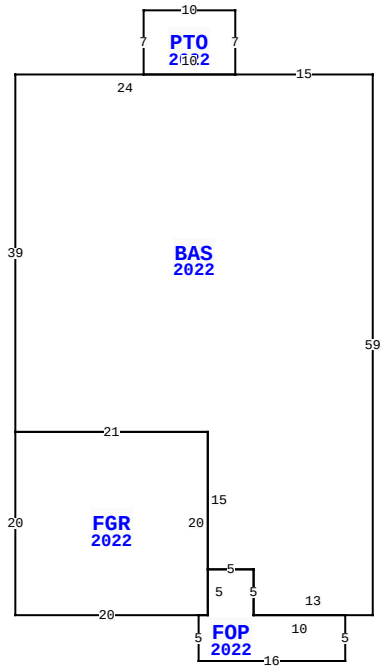
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 | 105 | 30 | 32 | 3,518 |
| PTO | 70 | 5 | 4 | 440 |
| TOTALS | 2,451 | | 2,123 | 233,424 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,123 | 115.7380 | 109.95 | 233,424 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

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




86632 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 | | 233,424 |
| TOTAL MARKET OB/XF VALUE | | 4,069 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 287,493 |
| SOH/AGL Deduction | | 8,553 |
| ASSESSED VALUE | | 278,940 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 228,940 |
| TOTAL JUST VALUE | | 287,493 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 270,816 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22007470 | CO ISSUED | 0 | 05/12/2022 |
| 21008746 | NEW CONSTR | 306,608 | 11/01/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2563/1571 | 5/16/2022 | SW | Q | I | 01 | 331,500 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: ROACH-JOHNSON DAVIO | | | | | | |
| 2503/1453 | 10/07/2021 | WD | Q | V | 05 | 895,400 |
| GRANTOR: PATRIOT RIDGE LLP | | | | | | |
| GRANTEE: D R HORTON INC-JACK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W15 PTO=[YR=2022] N7 W10 S7 E10$ W24 S39
FGR=[YR=2022] S20 E20 FOP=[YR=2022] S5 E16 N5 W10 N5 W5 S5
W1$ E1 N20 W21$ E21 S15 E5 S5 E13 N59$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 626.00 | SF | 6.50 | 6.50 | 100 | 2022 | 2022 | 3 | 100 | 4,069 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,069

| 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 06/30/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS