

CIOCCO SAMUEL DAVID
86594 NASSAU CROSSING WAY
YULEE, FL 32097

42-2N-27-1090-0138-0000

BUILDING CHARACTERISTICS

CNSTRUCTION

ELEMENTCD

Exterior Wall31

HARDIE BRD 100

RooF Structur03

GABLE/HIP 100

Roof Cover05

COMP SHNGL 100

Interior Wall09

DRYWALL 100

Interior Floor11

CLAY TILE 70

Interior Floor13

CARPET 30

Air Condition04

CENTRAL 100

Heating Type04

AIR DUCTED 100

Bedrooms

4 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories Units Occupancy

1.

1. 100
0 100
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

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

OB/XF MKT VALUE

NOTES

1 0810 CONCRETE A 0 100 0 0 658.00 SF 6.50 6.50 100 2022 2022 3 100 4,277

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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 07/01/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND

0100012,123115.7380109.95233,42420222022000.00100.00

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

BLD DATEXF DATEINC DATELGL DELAND DATEAG DATE03/12/2024MLU

TOTAL OB/XF4,277

86594 NASSAU CROSSING WAY, YULEE

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE233,424TOTAL MARKET OB/XF VALUE4,277TOTAL LAND VALUE - MARKET50,000TOTAL MARKET VALUE287,701SOH/AGL Deduction8,546ASSESSED VALUE279,155TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE229,155TOTAL JUST VALUE287,701NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE271,024

SALES DATAOFF RECORD NumberDATETYPE INSTQU / V IRSN CD SALE PRICE2586/19818/25/2022SW QI02361,000GRANTOR:D R HORTON INC-JACKSONGRANTEE:CIOCCO SAMUEL DAVID2511/108611/04/2021WD QIV05905,400GRANTOR:Patriot Ridge LLPGRANTEE:D R Horton Inc-JackBUILDING NOTESTOTAL BLDG DIMENSIONSBAS=[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\$.PRINTED 08/06/2024 BY SYS