LOT 156
NASSAU CROSSING PHASE 2
OR 2481/1580

BENDER ROBERT DALE III
86846 IRON RAIL CT
YULEE, FL 32097

2024

42-2N-27-1090-0156-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

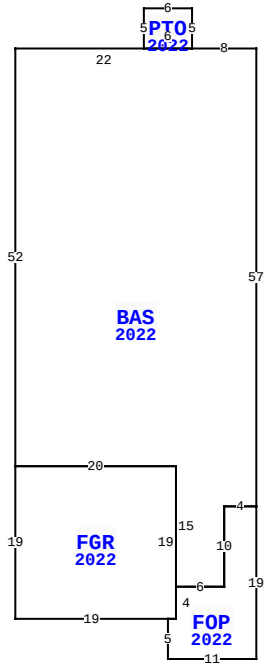
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,670	100	1,670	183,617
FGR	380	55	209	22,980
FOP	135	30	40	4,398
PTO	30	5	2	220
TOTALS	2,215		1,921	211,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,921	115.7380	109.95	211,214	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1670 HX Base Yr 2023



86846 IRON RAIL CT, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		211,214
TOTAL MARKET OB/XF VALUE		3,281
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		264,495
SOH/AGL Deduction		8,098
ASSESSED VALUE		256,397
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		206,397
TOTAL JUST VALUE		264,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009984	CO ISSUED	0	06/29/2022
21007362	NEW CONSTR	238,979	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2575/1361	6/30/2022	SW	Q	I	01	310,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BENDER ROBERT DALE						
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] W8 PTO=[YR=2022] N5 W6 S5 E6 $ W22 S52
FGR=[YR=2022] S19 E19 FOP=[YR=2022] S5 E11 N19 W4 S10 W6 S4
W1$ E1 N19 W20$ E20 S15 E6 N10 E4 N57$.

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	631.00	SF	5.20	5.20	100	2022	2022	3	100	3,281	

LAND DESCRIPTION

TOTAL OB/XF 3,281

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 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