LOT 158
NASSAU CROSSING PHASE 2
OR 2481/1580

FONTANA CHRISTOPHER & BRITTANI C
86862 IRON RAIL CT
YULEE, FL 32097

2024

42-2N-27-1090-0158-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

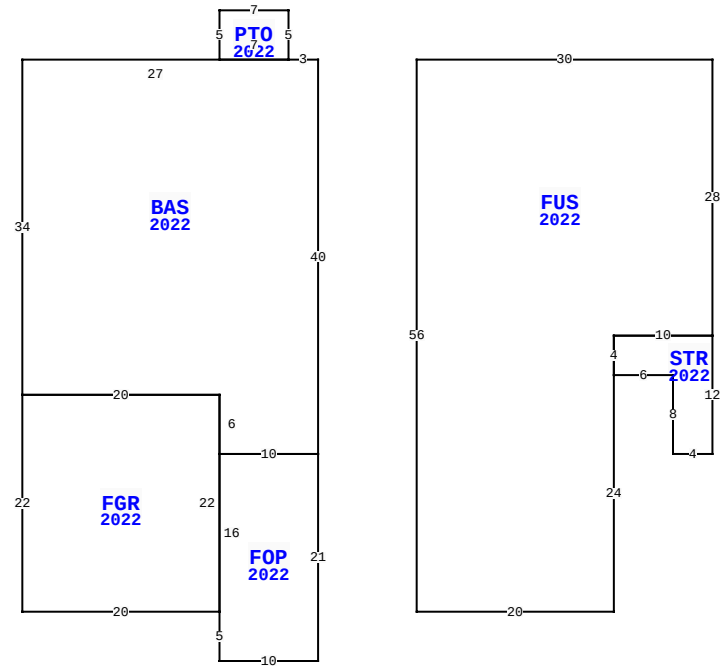
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	112,774
FGR	440	55	242	25,270
FOP	210	30	63	6,578
FUS	1,400	100	1,400	146,188
PTO	35	5	2	209
STR	72	10	7	731
TOTALS	3,237		2,794	291,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,794	109.9200	104.42	291,749	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2480 HX Base Yr 2023



86862 IRON RAIL CT, 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		291,749
TOTAL MARKET OB/XF VALUE		3,250
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		344,999
SOH/AGL Deduction		9,822
ASSESSED VALUE		335,177
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		285,177
TOTAL JUST VALUE		344,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009761	CO ISSUED	0	06/24/2022
21008042	NEW CONSTR	351,557	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2573/1656	6/24/2022	SW	Q	I	01	406,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FONTANA CHRISTOPHER						
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] W3 PTO=[YR=2022] N5 W7 S5 E7 $ W27 S34
FGR=[YR=2022] S22 E20 FOP=[YR=2022] S5 E10 N21 W10 S16$ N22
W20$ E20 S6 E10 N40$ PTR= E10 FUS=[YR=2022] S56 E20 N24
STR=[YR=2022] E6 S8 E4 N12 W10 S4$ N4 E10 N28 W30$ W10$.

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	625.00	SF	5.20	5.20	100	2022	2022	3	100	3,250	

LAND DESCRIPTION

TOTAL OB/XF 3,250

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