LOT 163
NASSAU CROSSING PHASE 2
OR 2481/1580

MADKINS RODNEY V & LOURETTA ANN
86898 IRON RAIL CT
YULEE, FL 32097

2024

42-2N-27-1090-0163-0000

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

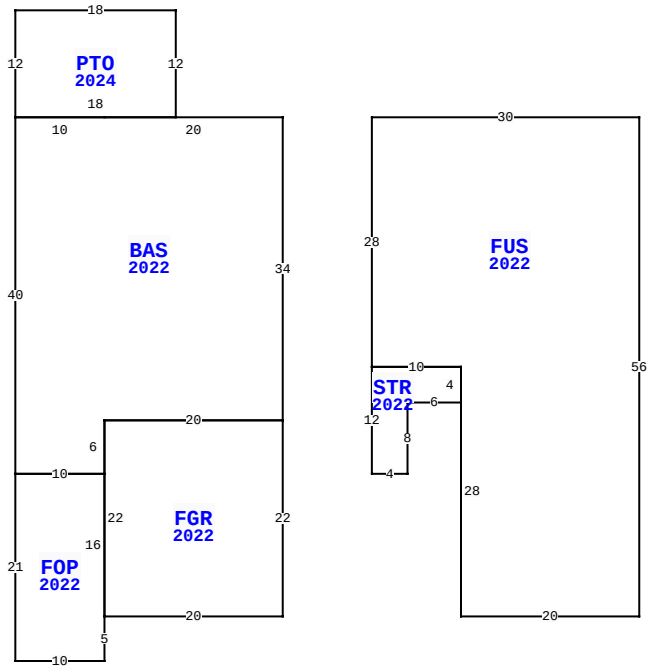
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

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	216	5	11	1,149
STR	72	10	7	731
TOTALS	3,418		2,803	292,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,803	109.9200	104.42	292,689	2022	2022	0	0	0	0.00	100.00

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



86898 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		292,689
TOTAL MARKET OB/XF VALUE		13,086
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		355,775
SOH/AGL Deduction		9,788
ASSESSED VALUE		345,987
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		290,987
TOTAL JUST VALUE		355,775
NCON VALUE		10,222
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003152	18.5X12 SCRN ENCL	7,379	03/09/2023
22009822	CO ISSUED	0	06/28/2022
21008830	NEW CONSTR	351,115	11/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2578/1089	6/28/2022	SW	Q	I	01	417,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MADKINS RODNEY V &						
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

FUS=[YR=2022;ORIG=10,0] S28 E10 S28 E20 N56 W30 $
BAS=[YR=2022;ORIG=0,0] W20 W10 S40 E10 N6 E20 N34 $
FGR=[YR=2022;ORIG=-20,56] E20 N22 W20 S22 $
FOP=[YR=2022;ORIG=-30,40] S21 E10 N5 N16 W10 $
STR=[YR=2022;ORIG=10,28] S12 E4 N8 E6 N4 W10 $
PTR=[ORIG=0,0] E10 W10 $
PTO=[YR=2024;ORIG=-30,0] E18 N12 W18 S12 $
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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	0811	CONCRETE B	0	100	0	0	772.00	SF	5.20	5.20	100	2022	2022	3	100	4,014	
2	0911	SCRN RM A	0	100	12	18	216.00	SF	17.50	17.50	100	2024	2023		100	3,780	
3	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	100	2024	2023		100	4,992	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	

LAND DESCRIPTION

TOTAL OB/XF 13,086

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	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