LOT 165
NASSAU CROSSING PHASE 2
OR 2481/1580

ROBBINS KRISTOPHER & MIRANDA E
86893 IRON RAIL CT
YULEE, FL 32097

2024

42-2N-27-1090-0165-0000

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

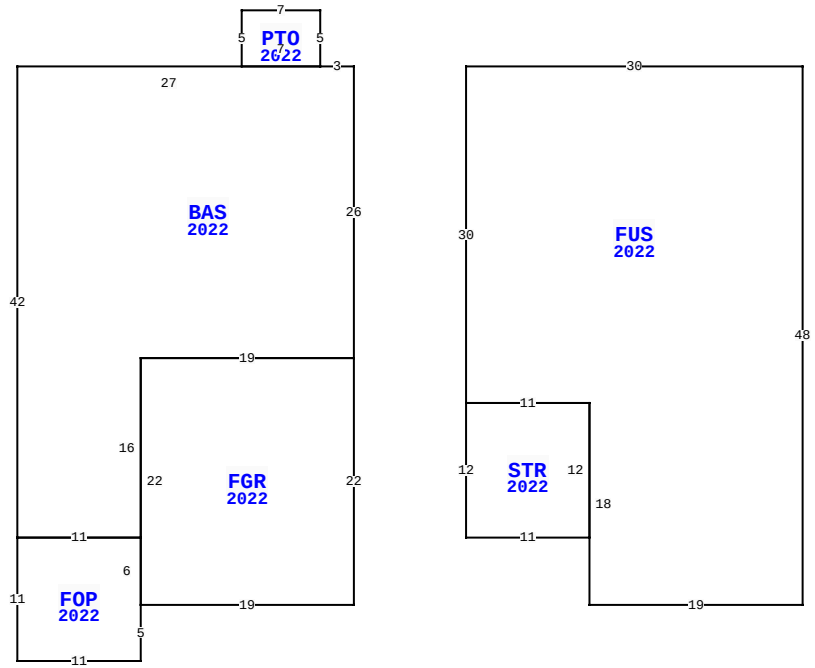
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4091.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	956	100	956	100,705
FGR	418	55	230	24,228
FOP	121	30	36	3,792
FUS	1,242	100	1,242	130,832
PTO	35	5	2	211
STR	132	10	13	1,369
TOTALS	2,904		2,479	261,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,479	110.8800	105.34	261,138	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2198 HX Base Yr



86893 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	261,138
TOTAL MARKET OB/XF VALUE	3,884
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	315,022
SOH/AGL Deduction	0
ASSESSED VALUE	315,022
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	315,022
TOTAL JUST VALUE	315,022
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	296,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009781	CO ISSUED	0	06/27/2022
21008083	NEW CONSTR	313,519	11/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2574/0099	6/27/2022	SW	Q	I	01	387,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ROBBINGS KRISTOPHER						
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] W3 PTO=[YR=2022] N5 W7 S5 E7 $ W27 S42 FOP=[YR=2022] S11 E11 N5 FGR=[YR=2022] E19 N22 W19 S22$ N6 W11$ E11 N16 E19 N26$ PTR=E10 FUS=[YR=2022] S30 STR=[YR=2022] S12 E11 N12 W11$ E11 S18 E19 N48 W30$ W10$.

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	0	0	0	747.00	SF	5.20	5.20	100	2022	2022	3	100	3,884	

LAND DESCRIPTION

TOTAL OB/XF 3,884

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 09/01/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS