

LOT 169
NASSAU CROSSING PHASE 2
OR 2481/1580

CREWS SUSAN B
86865 IRON RAIL CT
YULEE, FL 32097

2024

42-2N-27-1090-0169-0000



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	1,435	100	1,435	163,734
FGR	410	55	226	25,787
FOP	170	30	51	5,819
PTO	35	5	2	228
TOTALS	2,050		1,714	195,567

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
1	0811	CONCRETE B	0 100	0	0	574.00	SF	5.20	5.20	100	2022	2022	3	100

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	1,714	120.1000	114.10	195,567	2022	2022	0	0	0	0.00	100.00		
1 SINGLE FAM - 100% - 2023														
Heated Area: 1435														
HX Base Yr 2023														

86865 IRON RAIL CT, YULEE										BLD DATE		LGL DATE		03/12/2024
										XF DATE		LAND DATE		MLU
										INC DATE		AG DATE		

TOTAL OB/XF														
2,985														

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		195,567	
TOTAL MARKET OB/XF VALUE		2,985	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		248,552	
SOH/AGL Deduction		175,187	
ASSESSED VALUE		73,365	
TOTAL EXEMPTION VALUE		58,365	
BASE TAXABLE VALUE		15,000	
TOTAL JUST VALUE		248,552	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		233,765	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008210	CO ISSUED	0	05/26/2022
21008102	NEW CONSTR	207,969	09/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2567/0327	5/27/2022	SW	Q	I	01	303,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: CREWS SUSAN B							
2494/0018	9/02/2021	WD	Q	V	05	1,221,400	
GRANTOR: PATRIOT RIDGE LLP							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2022] W15 S2 PTO=[YR=2022] W7 S5 E7 N5\$ S5 W15 S50 FOP=[YR=2022] S17 E10 N5 FGR=[YR=2022] E20 N22 W5 S2 W15 S20\$ N12 W10\$ E10 N8 E15 N2 E5 N47\$.														