LOT 173
NASSAU CROSSING PHASE 2
OR 2481/1580

HURLEY PATRICK O & CAROL B
86833 IRON RAIL COURT
YULEE, FL 32097

2024

42-2N-27-1090-0173-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

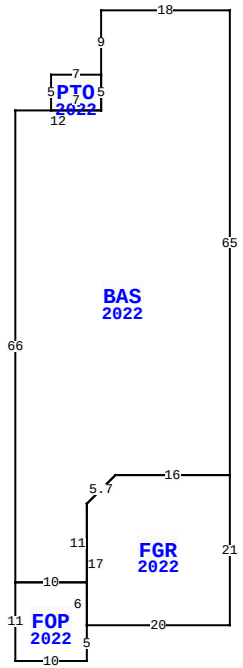
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,940	100	1,940	213,303
FGR	412	55	227	24,959
FOP	110	30	33	3,628
PTO	35	5	2	220
TOTALS	2,497		2,202	242,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,202	115.7380	109.95	242,110	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1940 HX Base Yr 2023



86833 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		242,110
TOTAL MARKET OB/XF VALUE		2,933
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		295,043
SOH/AGL Deduction		8,773
ASSESSED VALUE		286,270
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		236,270
TOTAL JUST VALUE		295,043
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006422	CO ISSUED	0	04/25/2022
21011077	NEW CONSTR	278,180	08/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2558/0913	4/26/2022	SW	Q	I	01	323,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HURLEY PATRICK O &						
2485/0899	8/05/2021	WD	Q	V	05	608,500
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 S9 PTO=[YR=2022] W7 S5 E7 N5$ S5 W12 S66
FOP=[YR=2022] S11 E10 N5 FGR=[YR=2022] E20 N21 W16 L4 D4
S17$ N6 W10$ E10 N11 U4 R4 E16 N65$.

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	564.00	SF	5.20	5.20	100	2022	2022	3	100	2,933	

LAND DESCRIPTION

TOTAL OB/XF 2,933

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	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 03/14/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS