LOT 176
NASSAU CROSSING PHASE 1
OR 2344/490

BUGGIO AGOSTINO
86010 RAILWAY PL
YULEE, FL 32097

2024

42-2N-27-1090-0176-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Quality	03	Quality Level 03

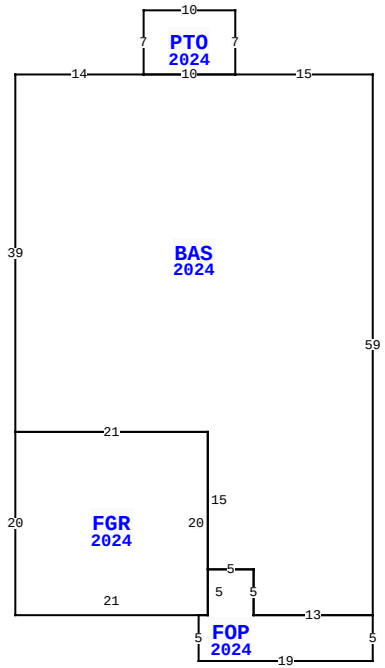
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	204,067
FGR	420	55	231	25,398
FOP	120	30	36	3,958
PTO	70	5	4	440
TOTALS	2,466		2,127	233,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,127	115.7380	109.95	233,864	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1856 HX Base Yr 2024



86010 RAILWAY PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/12/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		233,864
TOTAL MARKET OB/XF VALUE		6,804
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		290,668
SOH/AGL Deduction		0
ASSESSED VALUE		290,668
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		240,668
TOTAL JUST VALUE		290,668
NCON VALUE		240,668
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		45,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001134	CO ISSUED	0	01/25/2023
22010734	NEW CONSTR	307,088	07/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2617/1156	1/30/2023	SW	Q	I	01	335,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BUGGIO AGOSTINO						
2534/0142	1/25/2022	WD	Q	V	05	686,300
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E14 E10 E15 S59 W13 N5 W5 N15 W21 N39 $
FGR=[YR=2024;ORIG=10,49] E21 S20 W21 N20 $
FOP=[YR=2024;ORIG=31,64] E5 S5 E13 S5 W19 N5 E1 N5 $
PTO=[YR=2024;ORIG=24,10] E10 N7 W10 S7 $
.

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	0810	CONCRETE A	0	100	0	0	600.00	SF	6.50	6.50	100	2024	2023		100	3,900	
3	0476	VF 6 SBPL	0	100	0	0	72.00	LF	32.00	32.00	100	2024	2023		100	2,304	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		100	600	

LAND DESCRIPTION

TOTAL OB/XF 6,804

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 04/19/2023 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS