

LOT 177
NASSAU CROSSING PHASE 1
OR 2344/490

MARTINEZ RICARDO JR
86018 RAILWAY PL
YULEE, FL 32097

2024

42-2N-27-1090-0177-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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
BAS	1,915	100
FOP	115	30
PTO	35	5
SFB	395	80
TOTALS	2,460	2,267

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,267	113.7780	108.09	245,040	2020	2020	0	0	1.00	99.00
1 SINGLE FAM - 0% - 2024											
Heated Area: 2231											
HX Base Yr											
86018 RAILWAY PL, YULEE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			242,590
TOTAL MARKET OB/XF VALUE			3,584
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			296,174
SOH/AGL Deduction			0
ASSESSED VALUE			296,174
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			296,174
TOTAL JUST VALUE			296,174
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			280,196
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008353	CO ISSUED	0	09/11/2020
20003728	NEW CONSTR	260,987	06/15/2020
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD SALE PRICE
2622/0065	2/24/2023	SW Q I 02	333,000
GRANTOR: D R HORTON INC-JACKSO			
GRANTEE: MARTINEZ RICARDO JR			
2359/1808	5/07/2020	WD Q V 05	301,600
GRANTOR: PATRIOT RIDGE LLP			
GRANTEE: D R HORTON INC-JACK			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2020] W4 PTO=[YR=2020] N5 W7 S5 E7 \$ W7 N14 W18 S66			
SFB=[YR=2020] S21 E18 FOP=[YR=2020] S5 E11 N11 W10 S6 W1\$ E1			
N18 L3 U3 W16\$ E16 R3 D3 S12 E10 N67\$.			

EXTRA FEATURES										86018 RAILWAY PL, YULEE				INC DATE		AG DATE			
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	0855	CONC PAVER	0	0	0	0	362.00	SF	10.00	10.00	100	2020	2020	3	99	3,584			