

LOT 180
NASSAU CROSSING PHASE 1
OR 2344/490

COCHRAN JAMES STEPHEN & JESSICA LEIGH
86042 RAILWAY PL
YULEE, FL 32097

2024

42-2N-27-1090-0180-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																																								
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																										
Exterior Wall	31	HARDIE BRD 100	0100	01	2,127	115.7380	109.95	233,864	2021	2021	0	0	0	0.50	99.50	STANDARD																																										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022														Heated Area: 1856														HX Base Yr 2022																											
Roof Cover	03	COMP SHNGL 100															VALUATION BY														Tax Group: 4														Tax Dist:													
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE														232,695																											
Interior Floo	11	CLAY TILE 70															TOTAL MARKET OB/XF VALUE														10,138																											
Interior Floo	14	CARPET 30															TOTAL LAND VALUE - MARKET														50,000																											
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE														292,833																											
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction														43,760																											
Bedrooms	4	100															ASSESSED VALUE														249,073																											
Bathrooms	2	100															TOTAL EXEMPTION VALUE														HX HB 50,000																											
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE														199,073																											
Stories	1.	1. 100															TOTAL JUST VALUE														292,833																											
Units	0	100	NCON VALUE														0																																									
Occupancy	00	NONE 100	INCOME VALUE																																																							
			PREVIOUS YEAR MKT VALUE														277,460																																									
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	203,047																																																						
FGR	420	55	231	25,271																																																						
FOP	120	30	36	3,938																																																						
PTO	70	5	4	438																																																						
TOTALS			2,466	2,127	232,695																																																					
EXTRA FEATURES			86042 RAILWAY PL, YULEE																																																							
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	100	0	0	694.00	SF	5.20	5.20	100	2021	2021	3	99	3,573																																										
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294																																										
3	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2021	2021	3	98	3,763																																										
4	0462	ST/AL FNC	0	100	0	0	264.00	SF	10.00	10.00	100	2021	2021	3	95	2,508																																										
TOTAL OB/XF																		10,138																																								
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																		
1	000135	C	SFR CNSVTN	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 12/08/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS																																																										