

LOT 181
NASSAU CROSSING PHASE 1
OR 2344/490

ALLEN JASON M & JENNIFER R
86050 RAILWAY PLACE
YULEE, FL 32097

2024

42-2N-27-1090-0181-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

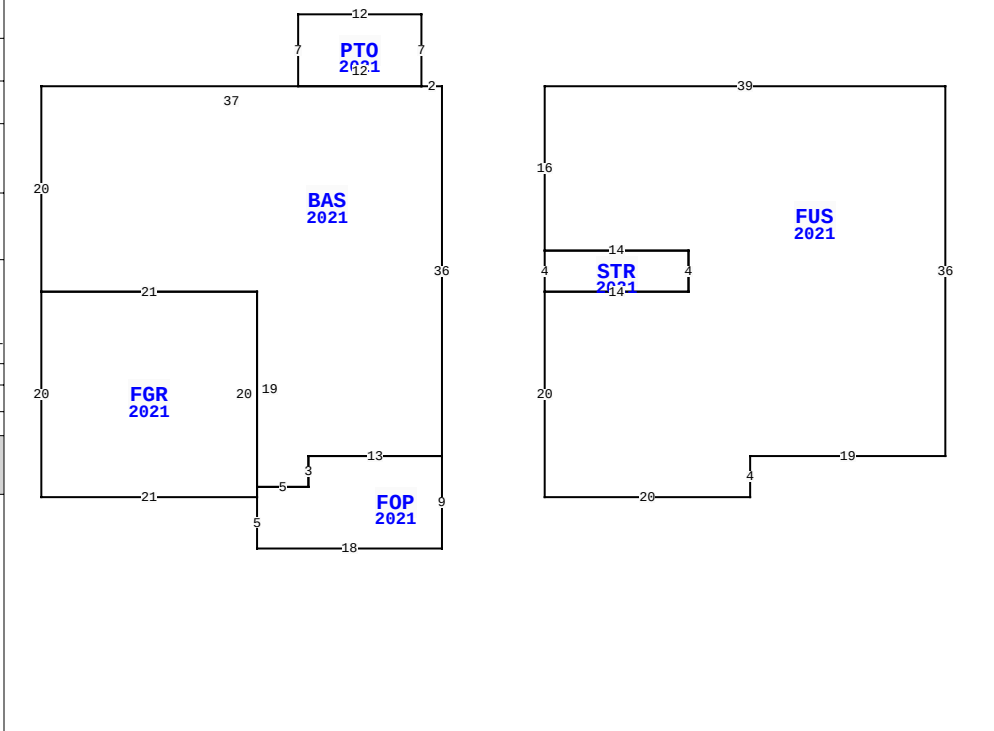
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4091.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,083	100	1,083	113,513
FGR	420	55	231	24,212
FOP	147	30	44	4,612
FUS	1,428	100	1,428	149,674
PTO	84	5	4	419
STR	56	10	6	629

TOTALS	3,218		2,796	293,058
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	646.00	SF	5.20
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00
3	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00
4	0462	ST/AL FNC	0	100	0	0	192.00	SF	10.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,796	110.8800	105.34	294,531	2021	2021	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2022						Heated Area: 2511			HX Base Yr 2022		



86050 RAILWAY PL, YULEE	BLD DATE	LGL DATE	03/12/2024	MLU
	XF DATE	LAND DATE		
	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	0811	CONCRETE B	0	100	0	0	646.00	SF	5.20	5.20	100	2021	2021	3	99	3,326	
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	108.00	LF	32.00	32.00	100	2021	2021	3	98	3,387	
4	0462	ST/AL FNC	0	100	0	0	192.00	SF	10.00	10.00	100	2021	2021	3	95	1,824	

LAND DESCRIPTION										TOTAL OB/XF							8,831	
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	LA VA	
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		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		293,058			
TOTAL MARKET OB/XF VALUE		8,831			
TOTAL LAND VALUE - MARKET		50,000			
TOTAL MARKET VALUE		351,889			
SOH/AGL Deduction		106,263			
ASSESSED VALUE		245,626			
TOTAL EXEMPTION VALUE		50,000			HX HB
BASE TAXABLE VALUE		195,626			
TOTAL JUST VALUE		351,889			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		333,755			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007018	CO ISSUED	0	05/28/2021
20009650	NEW CONSTR	332,615	10/13/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2482/1126	6/06/2021	SW U	I	I	11
GRANTOR: D R HORTON INC					
GRANTEE: ALLEN JASON M & JEN					
2479/1539	6/06/2021	SW U	I	I	11
GRANTOR: D R HORTON INC					
GRANTEE: ALLEN JASON M & JEN					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W2 PTO=[YR=2021] N7 W12 S7 E12\$ W37 S20 FGR=[YR=2021] S20 E21 FOP=[YR=2021] S5 E18 N9 W13 S3 W5 S1 \$ N20 W21\$ E21 S19 E5 N3 E13 N36\$ PTR=E10 FUS=[YR=2021] S16 STR=[YR=2021] S4 E14 N4 W14\$ E14 S4 W14 S20 E20 N4 E19 N36 W39\$ W10\$.									