LOT 183
NASSAU CROSSING PHASE 1
OR 2344/490

MUNOZ CHRISTINA
86066 RAILWAY PL
YULEE, FL 32097

2024

42-2N-27-1090-0183-0000

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		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

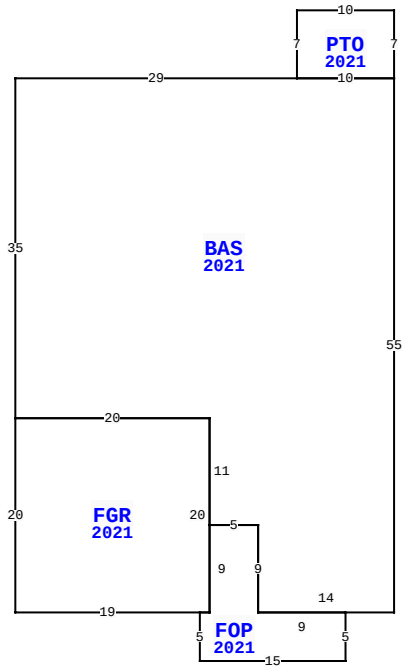
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,700	100	1,700	187,554
FGR	400	55	220	24,272
FOP	120	30	36	3,972
PTO	70	5	4	442
TOTALS	2,290		1,960	216,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,960	116.7180	110.88	217,325	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1700 HX Base Yr 2023



86066 RAILWAY PL, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		216,238
TOTAL MARKET OB/XF VALUE		3,295
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		269,533
SOH/AGL Deduction		7,095
ASSESSED VALUE		262,438
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		212,438
TOTAL JUST VALUE		269,533
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007174	CO ISSUED	0	06/02/2021
20009460	NEW CONSTR	232,280	10/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2586/0309	8/22/2022	WD	Q	I	01	367,000
GRANTOR: LEWIS BETH ANITA						
GRANTEE: MUNOZ CHRISTINA						
2468/0141	6/04/2021	SW	Q	I	02	256,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: LEWIS BETH ANITA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] W10 S7 BAS=[YR=2021] W29 S35 FGR=[YR=2021] S20 E19 FOP=[YR=2021] S5 E15 N5 W9 N9 W5 S9 W1$ E1 N20 W20$ E20 S11 E5 S9 E14 N55 W10$ E10 N7$.

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	640.00	SF	5.20	5.20	100	2021	2021	3	99	3,295	

LAND DESCRIPTION

TOTAL OB/XF 3,295

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	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