

LOT 196
NASSAU CROSSING PHASE 1
OR 2344/490

JOHNSON ANTHONY
86143 RAILWAY PL
YULEE, FL 32097

2024

42-2N-27-1090-0196-0000



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	1,856	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														
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
1	0811	CONCRETE B	0 100	0	0	728.00	SF	5.20	5.20	100	2021	2021	3	99

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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100012,127115.7380109.95233,864202120210000.5099.50

1 SINGLE FAM - 100% - 2022Heated Area: 1856HX Base Yr 2022

PTO

280.1

BAS

2021

FGR

2021

FOP

2021

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/12/2024

MLU

86143 RAILWAY PL, YULEE

TOTAL OB/XF														
3,748														

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		232,695	
TOTAL MARKET OB/XF VALUE		3,748	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		286,443	
SOH/AGL Deduction		40,895	
ASSESSED VALUE		245,548	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		195,548	
TOTAL JUST VALUE		286,443	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		270,951	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009997	CO ISSUED	0	07/29/2021
20012402	NEW CONSTR	252,555	12/11/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2483/1491	7/29/2021	SW	Q	I	01	263,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: JOHNSON ANTHONY						
2407/0341	11/05/2020	WD	Q	V	05	1,031,700
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2021] W14 PTO=[YR=2021] N7 W10 S7 E10\$ W25 S59 FOP=[YR=2021] S5 E19 N5 FGR=[YR=2021] E20 N20 W21 S20 E1\$ W1 N5 W5 S5 W13\$ E13 N5 E5 N15 E21 N39\$.														