

LOT 204
NASSAU CROSSING PHASE 1
OR 2344/490

MURPHY JARED W
86315 HAMMERHEAD CT
YULEE, FL 32097

2024

42-2N-27-1090-0204-0000



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	1,970	116.7180	110.88	218,434	2021	2021	0	0	0	0.50	99.50	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022													Heated Area: 1690														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022														
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	1,690	100	1,690	186,450																										
FGR	441	55	243	26,809																										
FOP	110	30	33	3,641																										
PTO	70	5	4	442																										
TOTALS			2,311	1,970	217,342																									
EXTRA FEATURES					86315 HAMMERHEAD CT, 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	771.00	SF	5.20	5.20	100	2021	2021	3	99	3,969														
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	84.00	LF	32.00	32.00	100	2021	2021	3	98	2,634														
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	000100	C	SFR	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 12/06/2021 BY NW																														
Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS																														

Diagram showing property layout with dimensions and area labels:

- PTO 2021 (10' x 10')
- BAS 2021 (14' x 36')
- FGR 2021 (21' x 21')
- FOP 2021 (5' x 5')

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2481/0679	7/21/2021	SW	Q	I	01	251,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: MURPHY JARED W
2407/0341 11/05/2020 WD Q V 05 1,031,700
GRANTOR: PATRIOT RIDGE LLP
GRANTEE: D R HORTON INC-JACK

BUILDING DIMENSIONS

BAS=[YR=2021] W24 PT0=[YR=2021] N7 W10 S7 E10\$ W14 S57 E3
FOP=[YR=2021] S5 E15 N5 FGR=[YR=2021] E20 N21 W21 S21 E1\$ W1
N7 W5 S7 W9\$ E9 N7 E5 N14 E21 N36\$.