LOT 212
NASSAU CROSSING PHASE 1
OR 2344/490

HENKEL STEPHEN C/RODRIGUEZ MIRANDA K
86240 EXPRESS CT
YULEE, FL 32097

2024

42-2N-27-1090-0212-0000

NASSAU COUNTY PROPERTY

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

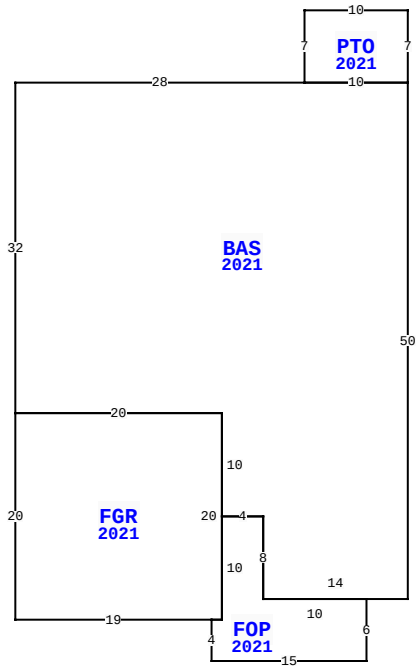
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	1,508	169,762
FGR	400	55	220	24,767
FOP	120	30	36	4,053
PTO	70	5	4	451
TOTALS	2,098		1,768	199,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,768	119.1000	113.14	200,032	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1508 HX Base Yr 2022



86240 EXPRESS CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		199,032
TOTAL MARKET OB/XF VALUE		3,480
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		252,512
SOH/AGL Deduction		35,433
ASSESSED VALUE		217,079
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		167,079
TOTAL JUST VALUE		252,512
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002016	CO ISSUED	0	02/22/2021
20009006	NEW CONSTR	206,373	09/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2446/1693	3/26/2021	SW	Q	I	01	265,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HENKEL STEPHEN C &						
2372/1914	7/02/2020	WD	Q	V	05	831,200
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] W10 S7 BAS=[YR=2021] W28 S32 FGR=[YR=2021] S20 E19 FOP=[YR=2021] S4 E15 N6 W10 N8 W4 S10 W1$ E1 N20 W20$ E20 S10 E4 S8 E14 N50 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	676.00	SF	5.20	5.20	100	2021	2021	3	99	3,480	

LAND DESCRIPTION

TOTAL OB/XF 3,480

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	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 05/17/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS