LOT 214
NASSAU CROSSING PHASE 1
OR 2344/490

DENIS SHELLY M/EARL JEFFREY M
86256 EXPRESS COURT
YULEE, FL 32097

2024

42-2N-27-1090-0214-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

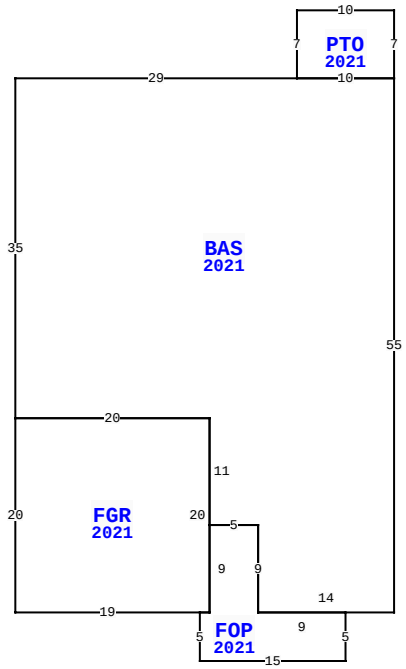
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,700	100	1,700	185,980
FGR	400	55	220	24,068
FOP	120	30	36	3,938
PTO	70	5	4	438
TOTALS	2,290		1,960	214,424

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	115.7380	109.95	215,502	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 0 Heated Area: 1700 HX Base Yr



86256 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	214,424
TOTAL MARKET OB/XF VALUE	3,542
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	267,966
SOH/AGL Deduction	5,570
ASSESSED VALUE	262,396
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,396
TOTAL JUST VALUE	267,966
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000344	CO ISSUED	0	01/14/2021
20008063	NEW CONSTR	232,280	09/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2432/1203	2/09/2021	SW	U	I	11	100
GRANTOR: D.R. HORTON INC-JACKS						
GRANTEE: DENIS SHELLY M & JE						
2429/0721	1/28/2021	SW	Q	I	01	251,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DENIS SHELLY M & JE						

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	0	0	0	688.00	SF	5.20	5.20	100	2021	2021	3	99	3,542	

LAND DESCRIPTION

TOTAL OB/XF 3,542

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	0		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