

LOT 227
NASSAU CROSSING PHASE 1
OR 2344/490

COOPER MIKAELA M/SULLIVAN JOHN D
86245 EXPRESS CT
YULEE, FL 32097

2024

42-2N-27-1090-0227-0000



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	663.00	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
0100	01	2,127	115.7380	109.95	233,864	2021	2021	0	0	0.50	99.50

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

TOTAL OB/XF														
3,413														

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			232,695
TOTAL MARKET OB/XF VALUE			3,413
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			286,108
SOH/AGL Deduction			40,732
ASSESSED VALUE			245,376
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			190,376
TOTAL JUST VALUE			286,108
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			270,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002316	CO ISSUED	0	02/26/2021
20008805	NEW CONSTR	252,555	09/23/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2438/1459	2/26/2021	SW	Q	I	01	259,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: COOPER MIKAELA M &						
2372/1914	7/02/2020	WD	Q	V	05	831,200
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\$.														