LOT 228
NASSAU CROSSING PHASE 1
OR 2344/490

WINTER JOSEPH D II
86237 EXPRESS COURT
YULEE, FL 32097

2024

42-2N-27-1090-0228-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

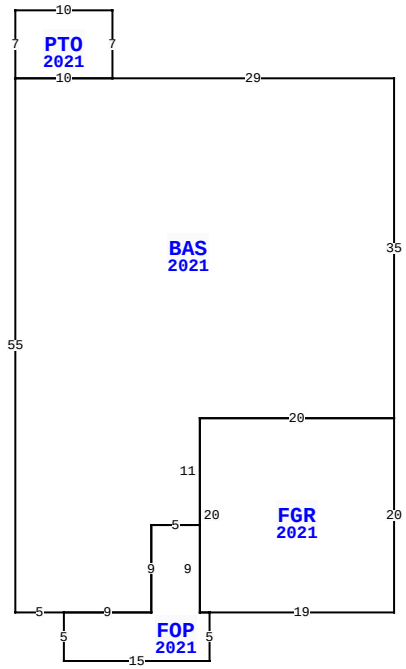
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,700	100	1,700	187,554
FGR	400	55	220	24,272
FOP	120	30	36	3,972
PTO	70	5	4	442
TOTALS	2,290		1,960	216,238

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	116.7180	110.88	217,325	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1700 HX Base Yr 2022



86237 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		216,238
TOTAL MARKET OB/XF VALUE		3,315
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		269,553
SOH/AGL Deduction		38,079
ASSESSED VALUE		231,474
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		181,474
TOTAL JUST VALUE		269,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001045	CO ISSUED	0	01/29/2021
20008227	NEW CONSTR	232,280	09/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2530/1389	5/12/2021	QC	U	I	11	100
GRANTOR: WINTER HOPE R A/K/A H						
GRANTEE: WINTER JOSEPH D II						
2431/0713	2/02/2021	SW	Q	I	01	241,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WINTER JOSEPH D II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W29 PTO=[YR=2021] N7 W10 S7 E10$ W10 S55 E5 FOP=[YR=2021] S5 E15 N5 FGR=[YR=2021] E19 N20 W20 S20 E1$ W1 N9 W5 S9 W9$ E9 N9 E5 N11 E20 N35$.

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	644.00	SF	5.20	5.20	100	2021	2021	3	99	3,315	

LAND DESCRIPTION

TOTAL OB/XF 3,315

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