

LOT 2H
NASSAU CROSSING TOWNHOMES PH 1
OR 2379/142

SERRANO ALEC B & JASMINE
86528 MAINLINE RD
YULEE, FL 32097

2024

42-2N-27-1091-002H-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

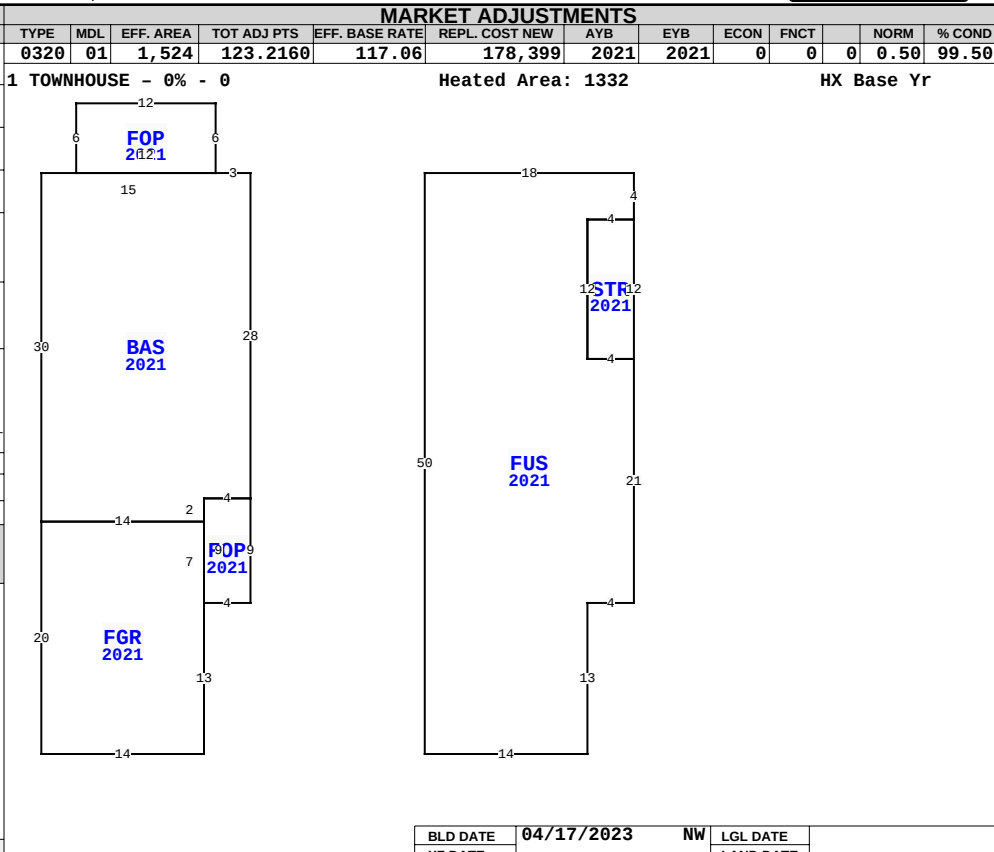
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4092.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	532	100	532	61,965
FGR	280	55	154	17,937
FOP	36	30	11	1,282
FOP	72	30	22	2,562
FUS	800	100	800	93,180
STR	48	10	5	582

TOTALS	1,768		1,524	177,507
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	292.00	SF	5.20	5.20	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	1.00



BLD DATE	04/17/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
1,503											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		177,507	
TOTAL MARKET OB/XF VALUE		1,503	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		219,010	
SOH/AGL Deduction		0	
ASSESSED VALUE		219,010	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		219,010	
TOTAL JUST VALUE		219,010	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		219,917	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2491/0153	8/24/2021	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					SALE PRICE
GRANTEE: SERRANO ALEC B & JA					227,000
2390/0029	9/04/2020	WD	Q	V	05
GRANTOR: PATRIOT RIDGE LLP					450,000
GRANTEE: D R HORTON INC-JACK					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2021] W3 FOP=[YR=2021] N6 W12 S6 E12\$ W15 S30 FGR=[YR=2021] S20 E14 N13 FOP=[YR=2021] E4 N9 W4 S9\$ N7 W14\$ E14 N2 E4 N28\$ PTR=E15 FUS=[YR=2021] E18 S4 STR=[YR=2021] S12 W4 N12 E4\$ W4 S12 E4 S21 W4 S13 W14 N50\$ W15\$.											