

LOT 66
NASSAU CROSSING TOWNHOMES PH 1
OR 2379/142

SOBIESKI MICHAEL
86776 MAINLINE RD
YULEE, FL 32097

2024

42-2N-27-1091-006G-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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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
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NEIGHBORHOOD/LOC	4092.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	532	100	532	63,177
FGR	280	55	154	18,288
FOP	36	30	11	1,306
FOP	72	30	22	2,613
FUS	636	100	636	75,527
STR	48	10	5	594

TOTALS	1,604		1,360	161,504
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0811	CONCRETE B	0	0	0	0	295.00	SF	5.20		5.20	100	2021	2021	3	99	1,519	
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LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,360	125.6320	119.35	162,316	2021	2021	0	0	0.50	99.50
1 TOWNHOUSE - 0% - 0											
Heated Area: 1168											
HX Base Yr											

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

TOTAL OB/XF											
1,519											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			161,504
TOTAL MARKET OB/XF VALUE			1,519
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			203,023
SOH/AGL Deduction			0
ASSESSED VALUE			203,023
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			203,023
TOTAL JUST VALUE			203,023
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			203,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011205	NEW CONSTR	179,165	11/16/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2705/337	4/08/2024	WD	Q	I	01
GRANTOR: FINNIE EDWARD					
GRANTEE: SOBIESKI MICHAEL					
2501/1706	9/30/2021	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: FINNIE EDWARD					

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2021] W3 FOP=[YR=2021] N6 W12 S6 E12\$ W15 S28		
FOP=[YR=2021] S9 E4 FGR=[YR=2021] S13 E14 N20 W14 S7\$ N9 W4\$		
E4 S2 E14 N30\$ PTR=E15 FUS=[YR=2021] E18 S4 STR=[YR=2021] S12		
W4 N12 E4\$ W4 S12 E4 S22 W18 N38\$ W15\$.		