

LOT 9H
NASSAU CROSSING TOWNHOMES PH 1
OR 2379/142

DEMAI DAVID STEPHEN
95550 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2024

42-2N-27-1091-009H-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	31	HARDIE BRD 100	0320	01	1,524	123.2160	117.06	178,399	2021	2021	0	0	0.50	99.50	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 TOWNHOUSE - 100% - 2022													Heated Area: 1332									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022									
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		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																				
EXTRA FEATURES			86998 MAINLINE RD, YULEE																						
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	OB/XF MKT VALUE	NOTES									
1	0811	CONCRETE B	0 100	0	0	295.00	SF	5.20	5.20	100	2021	2021	3	99	1,519										
BLD DATE 04/17/2023 NW LGL DATE																									
XF DATE LAND DATE																									
INC DATE AG DATE																									
LAND DESCRIPTION			TOTAL OB/XF 1,519																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	40,000.00	40,000.00	40,000								
REVIEW DATE 10/07/2021 BY JH Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS																									

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2688/1885	1/04/2024	WD	Q	I	01	283,000

GRANTOR: DEAL JACOB NEWMAN

GRANTEE: DEMAY DAVID STEPHEN

2518/0116	12/01/2021	WD	Q	I	01	243,700
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GRANTOR: D R HORTON INC-JACKSO

GRANTEE: DEAN JACOB NEWMAN

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\$.