

LOT 13A  
NASSAU CROSSING TOWNHOMES PH 2  
OR 2486/1754

LAND TRUST 86604 SHORTLINE/ALTA PROPERTIES MANAGEM  
86604 SHORTLINE CIR  
YULEE, FL 32097

2024

42-2N-27-1091-013A-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                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 1 100          |

|                  |         |                  |
|------------------|---------|------------------|
| 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          | 62,276               |
| FGR       | 280              | 55          | 154          | 18,027               |
| FOP       | 36               | 30          | 11           | 1,288                |
| FOP       | 72               | 30          | 22           | 2,575                |
| FUS       | 800              | 100         | 800          | 93,648               |
| STR       | 48               | 10          | 5            | 585                  |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 1,768 |  | 1,524 | 178,399 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |   |   |        |    |       |       |
|----------------|------------|-------------|---------|---|---|--------|----|-------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R | NOTES |
| 1              | 0810       | CONCRETE A  | 0       | 0 | 0 | 360.00 | SF | 6.50  |       |

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

| MARKET ADJUSTMENTS      |     |           |             |                |                |      |      |      |      |
|-------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                    | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0320                    | 01  | 1,524     | 123.2160    | 117.06         | 178,399        | 2023 | 2023 | 0    | 0    |
| 1 TOWNHOUSE - 0% - 2024 |     |           |             |                |                |      |      |      |      |
| Heated Area: 1332       |     |           |             |                |                |      |      |      |      |
| HX Base Yr              |     |           |             |                |                |      |      |      |      |
|                         |     |           |             |                |                |      |      |      |      |

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 2,340       |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 4              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 178,399   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 2,340     |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 40,000    |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 220,739   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 0         |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 220,739   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 0         |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 220,739   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 220,739   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 178,399   |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 40,000    |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 23000956   | CO ISSUED   | 0       | 01/23/2023 |
| 21010399   | NEW CONSTR  | 218,551 | 11/01/2021 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2631/579                       | 4/13/2023 | QC           | U      | I      | 11        | 100           |  |
| GRANTOR: TABER MICHAEL JR      |           |              |        |        |           |               |  |
| GRANTEE: LAND TRUST 86604 SH   |           |              |        |        |           |               |  |
| 2619/1061                      | 2/10/2023 | SW           | Q      | I      | 01        | 258,000       |  |
| GRANTOR: D R HORTON INC-JACKSO |           |              |        |        |           |               |  |
| GRANTEE: TABER MICHAEL JR      |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS2023=W3 FOP2023=N6 W12 S6<br>E12\$ W15 S30 FGR2023=S20 E14<br>N13 FOP2023=E4 N9 W4 S9\$ N7<br>W14\$ E14 N2 E4 N28\$ PTR=E15<br>FUS2023=E18 S4 STR2023=S12 W4<br>N12 E4\$ W4 S12 E4 S21 W4 S13<br>W14 N50\$ W15\$. |  |  |  |  |  |  |  |  |  |