LOT 11
NASSAU STATION OR 2425/1321

POLKE PHILLIP ISHAM IV/STEPHENS BRITTNEY N
75134 NASSAU STATION WAY
YULEE, FL 32097

2025

08-2N-27-0215-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

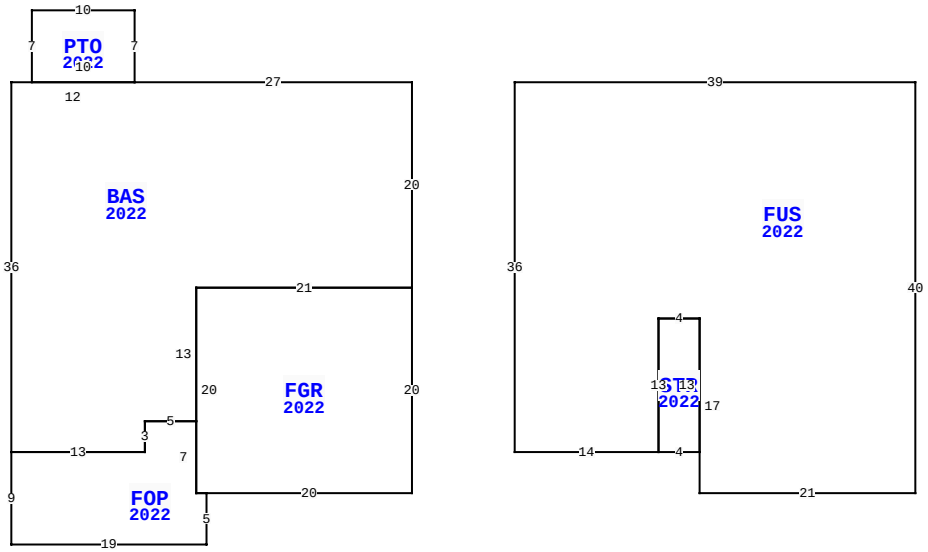
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	4093.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,053	100	2022	1,053	117,179
FGR	420	55	2022	231	25,706
FOP	182	30	2022	55	6,120
FUS	1,436	100	2022	1,436	159,799
PTO	70	5	2022	4	445
STR	52	10	2022	5	556
TOTALS	3,213			2,784	309,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,784	111.8400	111.84	311,363	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2489 HX Base Yr 2023



75134 NASSAU STATION WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/12/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		309,806
TOTAL MARKET OB/XF VALUE		3,176
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		362,982
SOH/AGL Deduction		14,046
ASSESSED VALUE		348,936
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		298,214
TOTAL JUST VALUE		362,982
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001128	CO ISSUED	0	01/20/2022
21006562	NEW CONSTR	354,548	05/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2535/0263	1/31/2022	WD	Q	I	01	365,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: POLKE PHILIP ISHAM						
2448/1201	4/01/2021	WD	Q	V	05	1,560,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W27 PTO=[YR=2022] N7 W10 S7 E10$ W12 S36 FOP=[YR=2022] S9 E19 N5 FGR=[YR=2022] E20 N20 W21 S20 E1$ W1 N7 W5 S3 W13$ E13 N3 E5 N13 E21 N20$ PTR=E10 FUS=[YR=2022] S36 E14 STR=[YR=2022] E4 N13 W4 S13$ N13 E4 S17 E21 N40 W39$ W10$.

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	617.00	SF	5.20	5.20	100	2022	2022	3	99	3,176	

LAND DESCRIPTION

TOTAL OB/XF 3,176

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	000135	C	RES NATURAL	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 03/18/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS