LOT 19
NASSAU STATION OR 2425/1321

WILL JOSHUA & TAYLAR M
75092 NASSAU STATION WAY
YULEE, FL 32097

2025

08-2N-27-0215-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

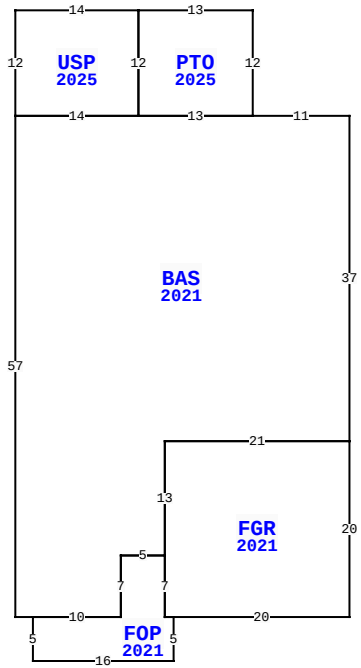
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,711	100	2021	1,711	196,051
FGR	420	55	2021	231	26,469
FOP	115	30	2021	34	3,896
PTO	156	5	2025	8	917
USP	168	30	2025	50	5,729
TOTALS	2,570			2,034	233,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,034	115.7380	115.74	235,415	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1711 HX Base Yr 2022



75092 NASSAU STATION WAY, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		233,061
TOTAL MARKET OB/XF VALUE		7,153
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		290,214
SOH/AGL Deduction		42,523
ASSESSED VALUE		247,691
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		196,969
TOTAL JUST VALUE		290,214
NCON VALUE		6,646
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240000727	COMPOSITE ROOF SC	5,392	01/22/2024
21004609	NEW CONSTR	236,992	04/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2502/0293	9/30/2021	SW	Q	I	01	289,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WILL JOSHUA & TAYLA						
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=2021;ORIG=0,0] W11 W13 W14 S57 E2 E10 N7 E5 N13 E21 N37 $
FGR=[YR=2021;ORIG=-20,57] E20 N20 W21 S13 S7 E1 $
FOP=[YR=2021;ORIG=-36,57] S5 E16 N5 W1 N7 W5 S7 W10 $
USP=[YR=2025;ORIG=-38,0] E14 N12 W14 S12 $
PTO=[YR=2025;ORIG=-24,0] E13 N12 W13 S12 $
.

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	636.00	SF	5.20	5.20	100	2021	2021	3	99	3,274	
2	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100	2021	2021	3	96	2,765	
3	0475	VF 4 SBPL	0	100	0	0	40.00	LF	14.00	14.00	100	2021	2021	3	96	538	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576	

LAND DESCRIPTION

TOTAL OB/XF 7,153

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 06/13/2024 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS