LOT 71
CARTESIAN POINTE #1 PB 6/345

CROUCH TIMOTHY P & LINDA
86035 JORDAN COURT
YULEE, FL 32097

2025

09-2N-27-0230-0071-0000

BUILDING CHARACTERISTICS

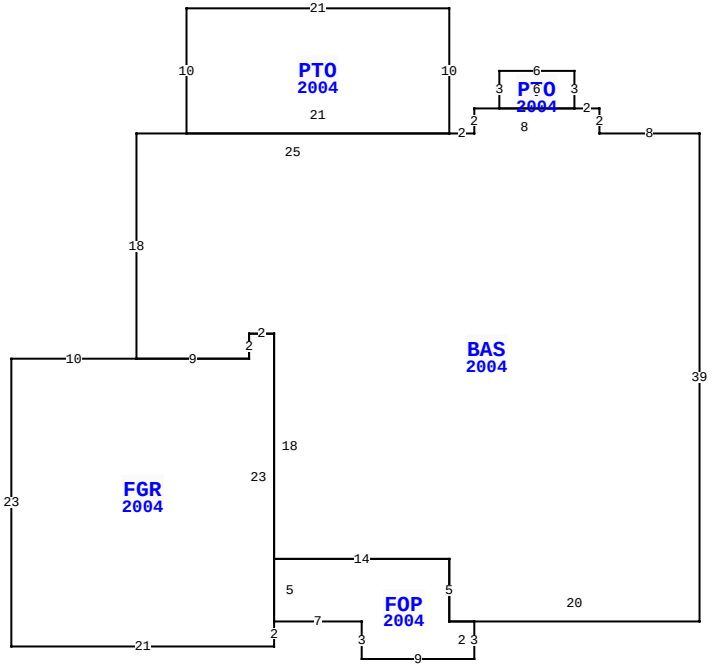
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,470	100	2004	1,470	151,558
FGR	487	55	2004	268	27,631
FOP	97	30	2004	29	2,990
PTO	18	5	2004	1	103
PTO	210	5	2004	10	1,031
TOTALS	2,282			1,778	183,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,778	114.3450	114.34	203,297	2004	2004	0	0	0	9.83	90.17

1 SINGLE FAM – 100% - 2020 Heated Area: 1470 HX Base Yr 2020



86035 JORDAN CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		183,313
TOTAL MARKET OB/XF VALUE		13,909
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		247,222
SOH/AGL Deduction		57,195
ASSESSED VALUE		190,027
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		139,305
TOTAL JUST VALUE		247,222
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22409	XFOB	2,300	04/01/2009
B0413165	NEW CONSTR	108,887	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2281/1708	4/12/2019	WD	Q	I	01	203,500
GRANTOR: JUST WAYNE K & PATRIC						
GRANTEE: CROUCH TIMOTHY P &						
1281/0713	12/16/2004	WD	Q	I		146,300
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: JUST WAYNE K & PATR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W8 N2 W2 PTO=[YR=2004] N3 W6 S3 E6$ W8 S2 W2 PTO=[YR=2004] N10 W21 S10 E21$ W25 S18 FGR=[YR=2004] W10 S23 E21 N2 FOP=[YR=2004] E7 S3 E9 N3 W2 N5 W14 S5$ N23 W2 S2 W9$ E9 N2 E2 S18 E14 S5 E20 N39$.

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	763.00	SF	5.20	5.20	100	2004	2004	3	83	3,293	
2	0810	CONCRETE A	0	100	85	10	850.00	SF	6.50	6.50	100	2009	2009	3	89	4,917	
3	1242	WD DECK A	0	100	0	0	695.00	SF	10.00	10.00	100	2019	2019	3	82	5,699	

LAND DESCRIPTION

TOTAL OB/XF 13,909

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	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/11/2024 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS