LOT 86
VILLAGE WALK PHASE 2
PBK 2243/434

STAR BORROWER SFR4 LP
591 WEST PUTNAM AVE
GREENWICH, CT 06830

2025

40-2N-27-1102-0086-0000

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	13	LVT/LAMNT 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	04	Quality Level 04

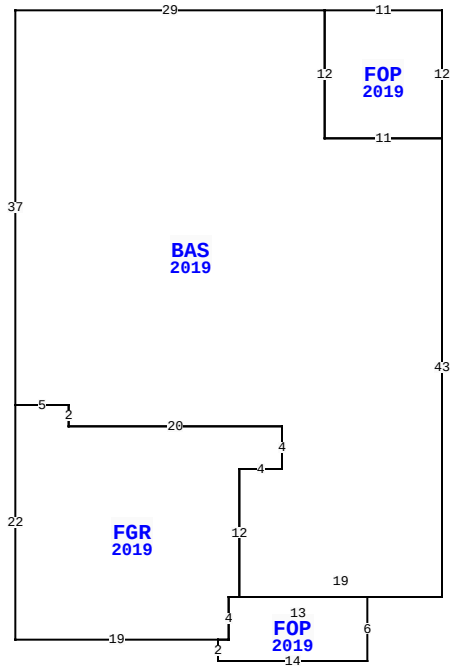
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,706	100	2019	1,706	189,926
FGR	442	55	2019	243	27,053
FOP	80	30	2019	24	2,671
FOP	132	30	2019	40	4,453
TOTALS	2,360			2,013	224,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,013	113.6016	113.60	228,677	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1706 HX Base Yr



83231 YULEECOTE CT, FERNANDINA BEACH

BLD DATE	03/13/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/24/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	224,103
TOTAL MARKET OB/XF VALUE	3,016
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	302,119
SOH/AGL Deduction	0
ASSESSED VALUE	302,119
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	302,119
TOTAL JUST VALUE	302,119
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002216	CO ISSUED	0	03/11/2020
B1903686	NEW CONSTR	234,374	04/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2741/1113	9/26/2024	SW	U	I	11	100
GRANTOR: TBR SFR JACKSONVILLE						
GRANTEE: STAR BORROWER SFR4						
2537/1951	2/09/2022	WD	Q	I	01	355,100
GRANTOR: ARISTIDE TRACY J						
GRANTEE: TBR SFR JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W11 BAS=[YR=2019] W29 S37 FGR=[YR=2019] S22 E19 FOP=[YR=2019] S2 E14 N6 W13S4 W1 $ E1 N4 E1 N12 E4 N4 W20 N2 W5 $ E5 S2 E20 S4 W4 S12 E19 N43 W11 N12 $ S12 E11 N12 $.

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	0	0	0	598.00	SF	5.20	5.20	100	2019	2019	3	97	3,016	

LAND DESCRIPTION

TOTAL OB/XF 3,016

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 11/25/2019 BY RK Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS