LOT 1
NASSAU CROSSING PHASE 1
OR 2344/490

ARP BROOKE A/LUDWIG JAMES E JR
86404 NASSAU CROSSING WAY
YULEE, FL 32097

2025

42-2N-27-1090-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

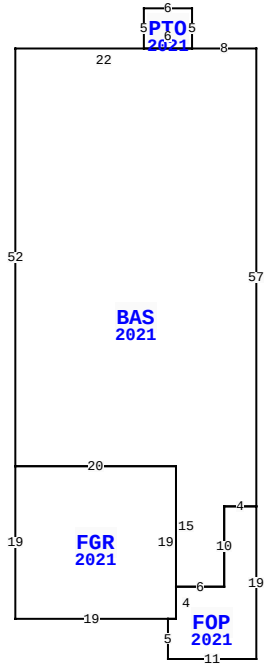
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	4091.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,670	100	2021	1,670	191,353
FGR	380	55	2021	209	23,948
FOP	135	30	2021	40	4,584
PTO	30	5	2021	2	229
TOTALS	2,215			1,921	220,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,921	115.7380	115.74	222,337	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1670 HX Base Yr 2023



86404 NASSAU CROSSING 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		220,114
TOTAL MARKET OB/XF VALUE		8,365
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		278,479
SOH/AGL Deduction		9,069
ASSESSED VALUE		269,410
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		218,688
TOTAL JUST VALUE		278,479
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011654	CO ISSUED	0	09/01/2021
21000249	NEW CONSTR	226,451	02/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2494/0890	9/03/2021	SW	Q	I	01	290,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ARP BROOKE A & JAME						
2425/0899	1/14/2021	WD	Q	V	05	575,600
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W8 PTO=[YR=2021] N5 W6 S5 E6 $ W22 S52
FGR=[YR=2021] S19 E19 FOP=[YR=2021] S5 E11 N19 W4 S10 W6 S4
W1$ E1 N19 W20$ E20 S15 E6 N10 E4 N57$.

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	761.00	SF	5.20	5.20	100	2021	2021	3	99	3,918	
2	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576	
3	0476	VF 6 SBPL	0	100	0	0	126.00	LF	32.00	32.00	100	2021	2021	3	96	3,871	

LAND DESCRIPTION

TOTAL OB/XF 8,365

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/02/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS