LOT 4
NASSAU CROSSING PHASE 1
OR 2344/490

ESPINAL HUGO RENE M &/VARGAS TEO FILO & KENIA YOCA
86428 NASSAU CROSSING WAY
YULEE, FL 32097

2025

42-2N-27-1090-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

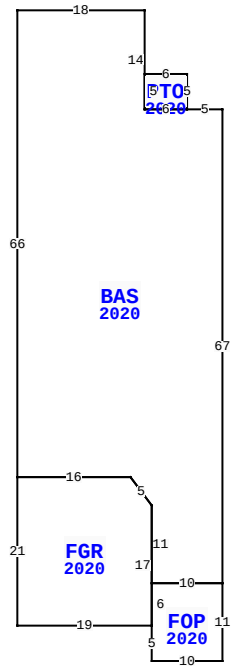
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,916	100	2020	1,916	218,432
FGR	393	55	2020	216	24,625
FOP	110	30	2020	33	3,762
PTO	30	5	2020	2	228
TOTALS	2,449			2,167	247,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,167	115.7380	115.74	250,809	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1916 HX Base Yr 2021



86428 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		247,047
TOTAL MARKET OB/XF VALUE		3,847
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		300,894
SOH/AGL Deduction		53,870
ASSESSED VALUE		247,024
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		196,302
TOTAL JUST VALUE		300,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009196	CO ISSUED	0	11/16/2020
20003851	NEW CONSTR	260,987	07/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2406/1364	10/30/2020	SW	Q	I	01	239,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ESPINAL HUGO RENE M						
2359/1808	5/07/2020	WD	Q	V	05	301,600
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W5 PTO=[YR=2020] N5 W6 S5 E6 $ W6 N14 W18 S66
FGR=[YR=2020] S21 E19 FOP=[YR=2020] S5 E10 N11 W10 S6$ N17
L3 U4 W16$ E16 D4 R3 S11 E10 N67$.

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	755.00	SF	5.20	5.20	100	2020	2020	3	98	3,847	

LAND DESCRIPTION

TOTAL OB/XF 3,847

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 01/06/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS