LOT 7
NASSAU CROSSING PHASE 1
OR 2344/490

HANNIGAN THERESE E
86349 BULL COURT
YULEE, FL 32097

2025

42-2N-27-1090-0007-0000

BUILDING CHARACTERISTICS

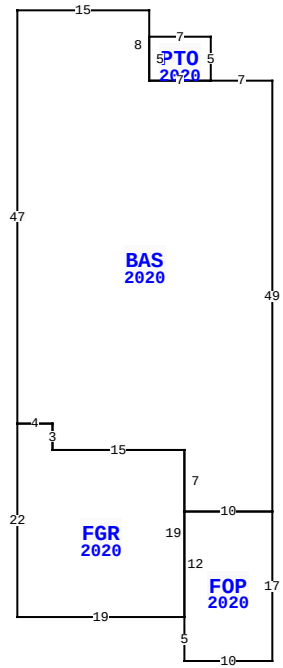
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,396	100	2020	1,396	164,732
FGR	373	55	2020	205	24,191
FOP	170	30	2020	51	6,018
PTO	35	5	2020	2	236
TOTALS	1,974			1,654	195,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,654	119.8000	119.80	198,149	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 0 Heated Area: 1396 HX Base Yr



86349 BULL CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	195,177
TOTAL MARKET OB/XF VALUE	3,516
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	248,693
SOH/AGL Deduction	0
ASSESSED VALUE	248,693
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,693
TOTAL JUST VALUE	248,693
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010398	CO ISSUED	0	10/28/2020
20004995	NEW CONSTR	194,991	07/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2417/0489	12/15/2020	SW	Q	I	01	218,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HANNIGAN THERESE E						
2372/1914	7/02/2020	WD	Q	V	05	831,200
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W7 PTO=[YR=2020] N5 W7 S5 E7 $ W7 N8 W15 S47
FGR=[YR=2020] S22 E19 FOP=[YR=2020] S5 E10 N17 W10 S12 $ N19
W15 N3 W4$ E4 S3 E15 S7 E10 N49$.

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	690.00	SF	5.20	5.20	100	2020	2020	3	98	3,516	

LAND DESCRIPTION

TOTAL OB/XF 3,516

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	50,000.00	50,000.00	50,000							

REVIEW DATE 11/23/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS