LOT 9
NASSAU CROSSING PHASE 1
OR 2344/490

FIELDS GARY THOMAS
86333 BULL COURT
YULEE, FL 32097

2025

42-2N-27-1090-0009-0000

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

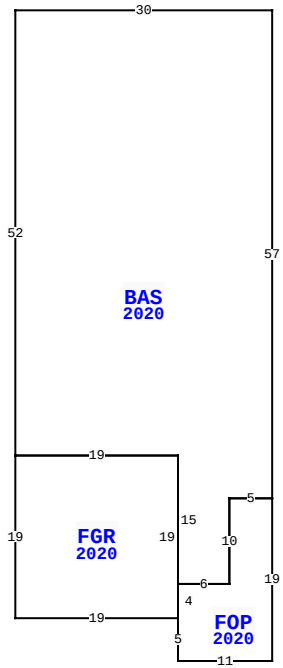
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4091.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,675	100	2020	1,675	190,957
FGR	361	55	2020	199	22,687
FOP	149	30	2020	45	5,130
TOTALS	2,185			1,919	218,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,919	115.7380	115.74	222,105	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1675 HX Base Yr 2021



86333 BULL CT, 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		218,773
TOTAL MARKET OB/XF VALUE		3,272
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		272,045
SOH/AGL Deduction		110,494
ASSESSED VALUE		161,551
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		110,829
TOTAL JUST VALUE		272,045
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012989	CO ISSUED	0	12/28/2020
20005510	NEW CONSTR	224,212	08/25/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2421/1425	12/29/2020	SW	Q	I	02	231,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FIELDS GARY THOMAS						
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] W30 S52 FGR=[YR=2020] S19 E19 FOP=[YR=2020] S5 E11 N19 W5 S10 W6 S4$ N19 W19$ E19 S15 E6 N10 E5 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	642.00	SF	5.20	5.20	100	2020	2020	3	98	3,272	

LAND DESCRIPTION

TOTAL OB/XF 3,272

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