LOT 12
NASSAU CROSSING PHASE 1
OR 2344/490

EVANS HARLEY D & JEANEL G
86309 BULL CT
YULEE, FL 32097

2025

42-2N-27-1090-0012-0000

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 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

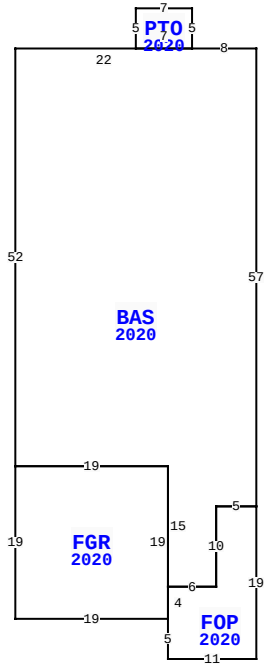
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,675	100	2020	1,675	188,845
FGR	361	55	2020	199	22,436
FOP	149	30	2020	45	5,074
PTO	35	5	2020	2	226
TOTALS	2,220			1,921	216,580

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	114.4640	114.46	219,878	2020	2020	0	0	0	1.50	98.50

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



86309 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		216,580
TOTAL MARKET OB/XF VALUE		4,541
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		271,121
SOH/AGL Deduction		48,360
ASSESSED VALUE		222,761
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		172,039
TOTAL JUST VALUE		271,121
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011649	CO ISSUED	0	11/24/2020
20004850	NEW CONSTR	224,212	08/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2412/0796	11/30/2020	SW	Q	I	01	230,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: EVANS HARLEY D & JE						
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] W8 PTO=[YR=2020] N5 W7 S5 E7 $ W22 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	891.00	SF	5.20	5.20	100	2020	2020	3	98	4,541	

LAND DESCRIPTION

TOTAL OB/XF 4,541

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 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