LOT 13
NASSAU CROSSING PHASE 1
OR 2344/490

WATERS DAKOTA G & CHRISTINA R
86306 BULL CT
YULEE, FL 32097

2025

42-2N-27-1090-0013-0000

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		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

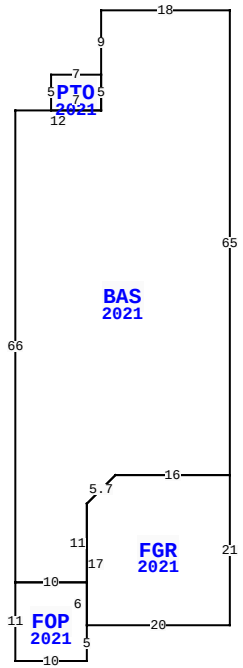
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,940	100	2021	1,940	219,831
FGR	412	55	2021	227	25,722
FOP	110	30	2021	33	3,739
PTO	35	5	2021	2	227
TOTALS	2,497			2,202	249,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,202	114.4640	114.46	252,041	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 0 Heated Area: 1940 HX Base Yr



86306 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	249,521
TOTAL MARKET OB/XF VALUE	3,784
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	303,305
SOH/AGL Deduction	0
ASSESSED VALUE	303,305
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	303,305
TOTAL JUST VALUE	303,305
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008793	NEW CONSTR	260,987	09/23/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2450/0629	4/05/2021	SW	Q	I	01	256,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WATERS DAKOTA G & C						
2382/1039	8/06/2020	WD	Q	V	05	807,600
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 S9 PTO=[YR=2021] W7 S5 E7 N5$ S5 W12 S66
FOP=[YR=2021] S11 E10 N5 FGR=[YR=2021] E20 N21 W16 L4 D4
S17$ N6 W10$ E10 N11 U4 R4 E16 N65$.

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	735.00	SF	5.20	5.20	100	2021	2021	3	99	3,784	

LAND DESCRIPTION

TOTAL OB/XF 3,784

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 05/12/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS