LOT 15
NASSAU CROSSING PHASE 1
OR 2344/490

MURPHY RYAN EVAN & TEMPLE CHEYENNE
86322 BULL CT
YULEE, FL 32097

2025

42-2N-27-1090-0015-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

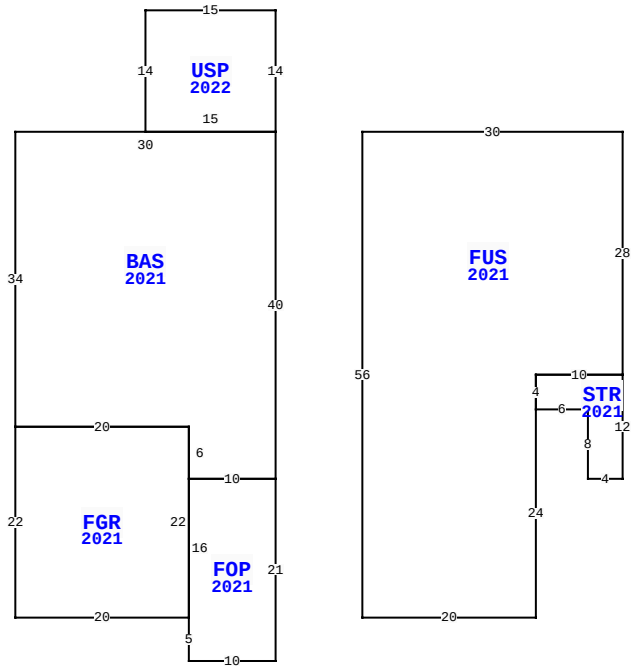
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2021	1,080	115,078
FGR	440	55	2021	242	25,786
FOP	210	30	2021	63	6,713
FUS	1,400	100	2021	1,400	149,175
STR	72	10	2021	7	745
USP	210	30	2022	63	6,713
TOTALS	3,412			2,855	304,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,855	107.6300	107.63	307,284	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2025 Heated Area: 2480 HX Base Yr 2025



86322 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		304,211
TOTAL MARKET OB/XF VALUE		9,920
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		364,131
SOH/AGL Deduction		0
ASSESSED VALUE		364,131
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		313,409
TOTAL JUST VALUE		364,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001588	ADDITION	5,449	01/27/2022
21002417	CO ISSUED	0	03/02/2021
20008040	NEW CONSTR	329,802	09/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2733/180	8/15/2024	WD	Q	I	01	385,000
GRANTOR: VAN WINTER ROBERT E &						
GRANTEE: MURPHY RYAN EVAN &						
2439/1126	2/26/2021	SW	Q	I	01	279,600
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: VAN WINTER ROBERT E						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2022] N14 W15 S14 E15$ BAS=[YR=2021] W30 S34 FGR=[YR=2021] S22 E20 FOP=[YR=2021] S5 E10 N21 W10 S16 $ N22 W20$ E20 S6 E10 N40$ PTR= E10 FUS=[YR=2021] S56 E20 N24 STR=[YR=2021] E6 S8 E4 N12 W10 S4$ N4 E10 N28 W30$ W10$.

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	883.00	SF	5.20	5.20	100	2021	2021	3	99	4,546	
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	98	294	
3	0476	VF 6 SBPL	0	100	0	0	162.00	LF	32.00	32.00	100	2022	2022	3	98	5,080	

LAND DESCRIPTION

TOTAL OB/XF 9,920

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 02/25/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS