LOT 16
NASSAU CROSSING PHASE 1
OR 2344/490

MILLER CODY & SAMANTHA
86330 BULL CT
YULEE, FL 32097

2025

42-2N-27-1090-0016-0000

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		3 100
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

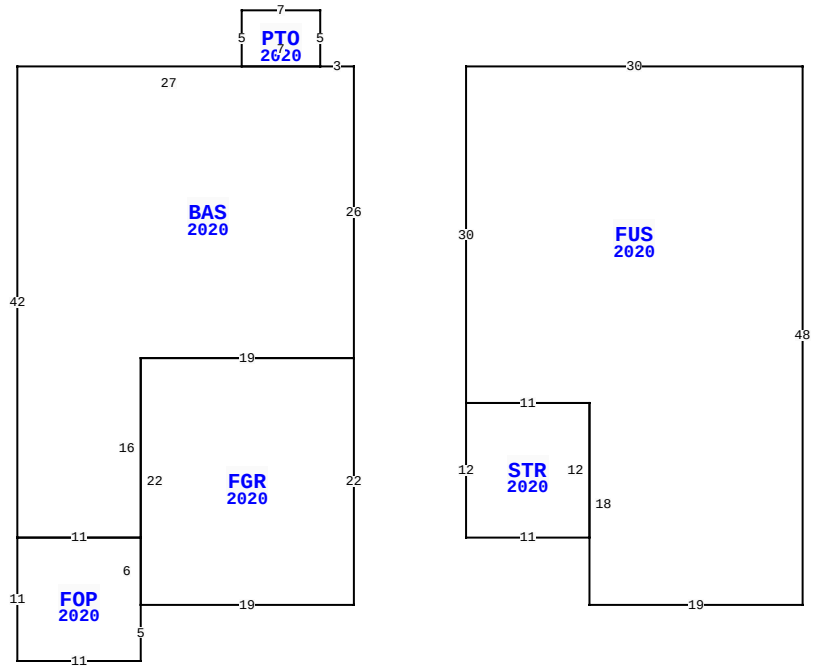
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	956	100	2020	956	104,411
FGR	418	55	2020	230	25,119
FOP	121	30	2020	36	3,932
FUS	1,242	100	2020	1,242	135,647
PTO	35	5	2020	2	219
STR	132	10	2020	13	1,419
TOTALS	2,904			2,479	270,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,479	110.8800	110.88	274,872	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2025 Heated Area: 2198 HX Base Yr 2025



86330 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		270,749
TOTAL MARKET OB/XF VALUE		3,261
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		324,010
SOH/AGL Deduction		0
ASSESSED VALUE		324,010
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		273,288
TOTAL JUST VALUE		324,010
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012846	CO ISSUED	0	12/22/2020
20005011	NEW CONSTR	294,126	08/15/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2552/1205	4/01/2022	WD	Q	I	01	340,000
GRANTOR: WEBB JACOB ANDREW & C						
GRANTEE: MILLER CODY & SAMAN						
2435/0121	2/12/2021	SW	Q	I	01	271,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WEBB JACOB ANDREW &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W3 PTO=[YR=2020] N5 W7 S5 E7 $ W27 S42
FOP=[YR=2020] S11 E11 N5 FGR=[YR=2020] E19 N22 W19 S22$ N6
W11$ E11 N16 E19 N26$ PTR=E10 FUS=[YR=2020] S30 STR=[YR=2020]
E11 S12 W11 N12$ E11 S18 E19 N48 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	640.00	SF	5.20	5.20	100	2020	2020	3	98	3,261	

LAND DESCRIPTION

TOTAL OB/XF 3,261

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