

LOT 18
NASSAU CROSSING PHASE 1
OR 2344/490

JOHNSON RANDALL E/OSTEEN CRYSTAL BRITTNEY
86346 BULL CT
YULEE, FL 32097

2025

42-2N-27-1090-0018-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																								
Exterior Wall	31	HARDIE BRD 100	0100	01	2,168	114.4640	114.46	248,149	2021	2021	0	0	0	1.00	99.00	STANDARD																								
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022														Heated Area: 1915																							
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2022																							
Interior Wall	05	DRYWALL 100															VALUATION BY																							
Interior Floo	11	CLAY TILE 60															Tax Group: 4												Tax Dist:											
Interior Floo	14	CARPET 40															BUILDING MARKET VALUE												245,668											
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE												3,521											
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET												50,000											
Bedrooms		4 100															TOTAL MARKET VALUE												299,189											
Bathrooms		2 100															SOH/AGL Deduction												44,925											
Frame	02	WOOD FRAME 100															ASSESSED VALUE												254,264											
Stories	1.	1. 100															TOTAL EXEMPTION VALUE												HX HB 50,722											
Units	0	0 100															BASE TAXABLE VALUE												203,542											
Occupancy	00	NONE 100	TOTAL JUST VALUE												299,189																									
			NCON VALUE												0																									
			INCOME VALUE																																					
			PREVIOUS YEAR MKT VALUE												288,090																									
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	1,915	100	2021	1,915	216,999																																			
FGR	395	55	2021	217	24,590																																			
FOP	115	30	2021	34	3,853																																			
PTO	35	5	2021	2	227																																			
TOTALS			2,460		2,168	245,668																																		
EXTRA FEATURES						86346 BULL CT, YULEE												BLD DATE XF DATE INC DATE																						
L N	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	LGL DATE LAND DATE AG DATE																								
1	0811	CONCRETE B	0 100	0 0	684.00	SF	5.20	5.20	100	2021	2021	3	99	3,521		03/12/2024 MLU																								
BUILDING NOTES																																								
BUILDING DIMENSIONS																																								
BAS=[YR=2021] W18 S9 PTO=[YR=2021] W7 S5 E7 N5\$ S5 W11 S67 FOP=[YR=2021] S11 E11 N5 FGR=[YR=2021] E18 N21 W16 L3 D3 S18 E1\$ W1 N6 W10\$ E10 N12 U3 R3 E16 N66\$.																																								
LAND DESCRIPTION																		TOTAL OB/XF 3,521																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																																								