LOT 19
NASSAU CROSSING PHASE 1
OR 2344/490

BEJARANO LUIS I/LOPEZ BIBIANA P
86247 BUGGY CT
YULEE, FL 32097

2025

42-2N-27-1090-0019-0000

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 70
Interior Floo	14	CARPET 30
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

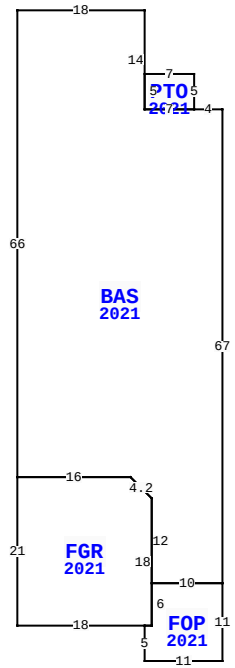
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4091.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,915	100	2021	1,915	219,426
FGR	395	55	2021	217	24,865
FOP	115	30	2021	34	3,896
PTO	35	5	2021	2	229
TOTALS	2,460			2,168	248,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,168	115.7380	115.74	250,924	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1915 HX Base Yr 2022



86247 BUGGY 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		248,415
TOTAL MARKET OB/XF VALUE		3,943
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		302,358
SOH/AGL Deduction		45,606
ASSESSED VALUE		256,752
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		206,030
TOTAL JUST VALUE		302,358
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002706	CO ISSUED	0	03/08/2021
20008580	NEW CONSTR	260,987	09/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2442/0929	3/12/2021	SW	Q	I	01	251,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BEJARANO LUIS I & B						
2390/0571	9/04/2020	WD	Q	V	05	392,400
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W4 PTO=[YR=2021] N5 W7 S5 E7 $ W7 N14 W18 S66 FGR=[YR=2021] S21 E18 FOP=[YR=2021] S5 E11 N11 W10 S6 W1$ E1 N18 U3 L3 W16$ E16 R3 D3 S12 E10 N67$.

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	766.00	SF	5.20	5.20	100	2021	2021	3	99	3,943	

LAND DESCRIPTION

TOTAL OB/XF 3,943

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 02/17/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS