LOT 23
NASSAU CROSSING PHASE 1
OR 2344/490

SARAFIAN JULIAN
4004 VIA LUCERO
SANTA BARBARA, CA 93110

2025

42-2N-27-1090-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

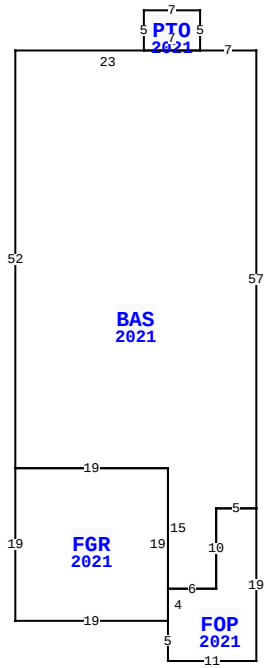
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,675	100	2021	1,675	191,926
FGR	361	55	2021	199	22,802
FOP	149	30	2021	45	5,156
PTO	35	5	2021	2	229
TOTALS	2,220			1,921	220,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,921	115.7380	115.74	222,337	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1675 HX Base Yr



86215 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	220,114
TOTAL MARKET OB/XF VALUE	3,134
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	273,248
SOH/AGL Deduction	0
ASSESSED VALUE	273,248
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	273,248
TOTAL JUST VALUE	273,248
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	263,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009440	NEW CONSTR	224,212	10/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2684/1450	12/14/2023	WD	Q	I	01	303,000
GRANTOR: ET-3 LP						
GRANTEE: SARAFIAN JULIAN						
2461/1325	5/12/2021	SW	Q	I	01	235,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ET-3 LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W7 PTO=[YR=2021] N5 W7 S5 E7 $ W23 S52
FGR=[YR=2021] S19 E19 FOP=[YR=2021] S5 E11 N19 W5 S10 W6 S4$
N19 W19$ E19 S15 E6 N10 E5 N57$.

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	0810	CONCRETE A	0	0	0	0	487.00	SF	6.50	6.50	100	2021	2021	3	99	3,134	

LAND DESCRIPTION

TOTAL OB/XF 3,134

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 05/10/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS