LOT 24
NASSAU CROSSING PHASE 1
OR 2344/490

SUN GUOGAO/LU WENHUI
65018 LAGOON FOREST DR
YULEE, FL 32097

2025

42-2N-27-1090-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

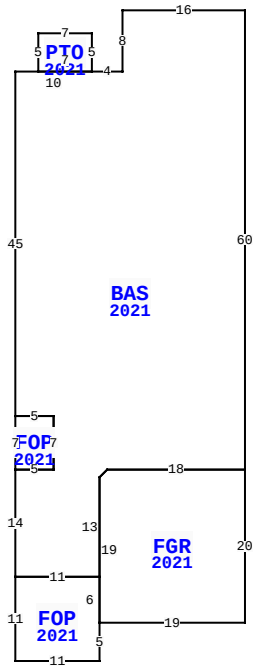
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,808	100	2021	1,808	207,165
FGR	380	55	2021	209	23,948
FOP	35	30	2021	10	1,145
FOP	121	30	2021	36	4,125
PTO	35	5	2021	2	229
TOTALS	2,379			2,065	236,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,065	115.7380	115.74	239,003	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1808 HX Base Yr



86207 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	236,613
TOTAL MARKET OB/XF VALUE	3,676
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	290,289
SOH/AGL Deduction	0
ASSESSED VALUE	290,289
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	290,289
TOTAL JUST VALUE	290,289
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	279,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010389	NEW CONSTR	242,706	10/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2671/1650	9/29/2023	WD	Q	I	01	345,000
GRANTOR: CAMERON DEREK						
GRANTEE: SUN GUOGAO						
2468/1301	6/04/2021	SW	Q	I	02	252,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CAMERON DEREK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 S8 W4 PTO=[YR=2021] N5 W7 S5 E7$ W10 S45 FOP=[YR=2021] S7 E5 N7 W5$ E5 S7 W5 S14 FOP=[YR=2021] S11 E11 N5 FGR=[YR=2021] E19 N20 W18 L1 D1 S19$ N6 W11$ E11 N13 U1 R1 E18 N60$.

EXTRA FEATURES

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
1	0811	CONCRETE B	0	0	0	0	714.00	SF	5.20	5.20	100	2021	2021	3	99	3,676	

LAND DESCRIPTION

TOTAL OB/XF 3,676

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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