LOT 33
NASSAU CROSSING PHASE 1
OR 2344/490

WILES FREDERICK ALAN II & HAYLEY
86005 CLUB CAR PLACE
YULEE, FL 32097

2025

42-2N-27-1090-0033-0000

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

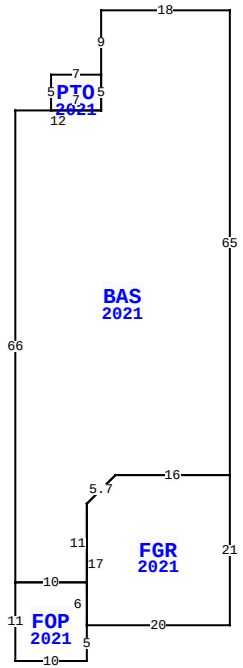
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,940	100	2021	1,940	222,291
FGR	412	55	2021	227	26,010
FOP	110	30	2021	33	3,781
PTO	35	5	2021	2	229
TOTALS	2,497			2,202	252,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,202	115.7380	115.74	254,859	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1940 HX Base Yr 2024



86005 CLUB CAR PL, 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		252,310
TOTAL MARKET OB/XF VALUE		3,336
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		305,646
SOH/AGL Deduction		2,878
ASSESSED VALUE		302,768
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		252,046
TOTAL JUST VALUE		305,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008609	NEW CONSTR	260,987	09/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2659/1843	7/28/2023	WD	Q	I	01	360,000
GRANTOR: HALE NATHAN CHRISTOPH						
GRANTEE: WILES FREDERICK ALA						
2463/1781	5/21/2021	SW	Q	I	01	284,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HALE NATHAN CHRISTO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 S9 PTO=[YR=2021] W7 S5 E7 N5$ S5 W12 S66
FOP=[YR=2021] S11 E10 N5 FGR=[YR=2021] E20 N21 W16 L4 D4
S17$ N6 W10$ E10 N11 U4 R4 E16 N65$.

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	648.00	SF	5.20	5.20	100	2021	2021	3	99	3,336	

LAND DESCRIPTION

TOTAL OB/XF 3,336

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 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