LOT 37
NASSAU CROSSING PHASE 1
OR 2344/490

DUERST KATHRYN & RYAN
86138 MAINLINE RD
YULEE, FL 32097

2025

42-2N-27-1090-0037-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

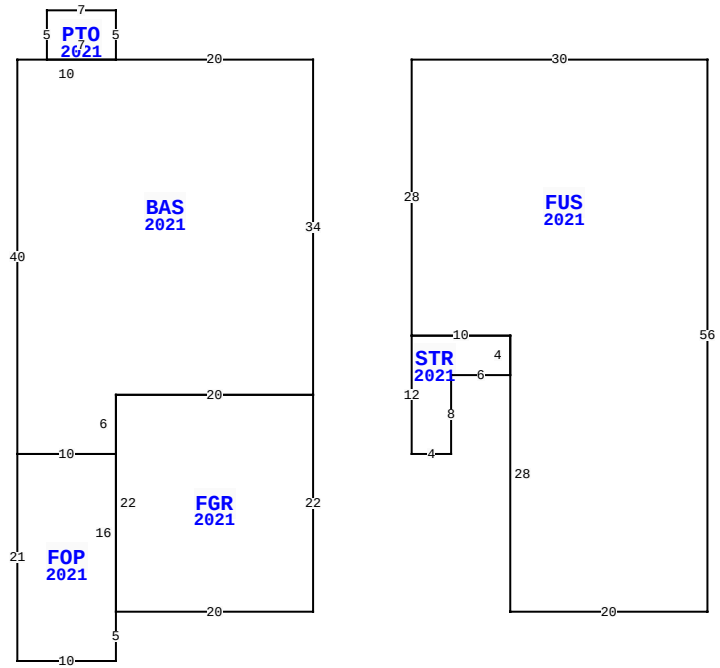
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2021	1,080	117,527
FGR	440	55	2021	242	26,335
FOP	210	30	2021	63	6,856
FUS	1,400	100	2021	1,400	152,349
PTO	35	5	2021	2	218
STR	72	10	2021	7	761
TOTALS	3,237			2,794	304,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,794	109.9200	109.92	307,116	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2480 HX Base Yr 2022



86138 MAINLINE RD, 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		304,045
TOTAL MARKET OB/XF VALUE		3,048
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		357,093
SOH/AGL Deduction		54,900
ASSESSED VALUE		302,193
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		251,471
TOTAL JUST VALUE		357,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009792	CO ISSUED	0	07/26/2021
20012997	NEW CONSTR	329,802	12/29/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2482/0763	7/23/2021	SW	Q	I	01	295,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DUERST KATHRYN & RY						
2407/0341	11/05/2020	WD	Q	V	05	1,031,700
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 PTO=[YR=2021] N5 W7 S5 E7$ W10 S40 FOP=[YR=2021] S21 E10 N5 FGR=[YR=2021] E20 N22 W20 S22$ N16 W10$ E10 N6 E20 N34$ PTR=E10 FUS=[YR=2021] S28 STR=[YR=2021] S12 E4 N8 E6 N4 W10$ E10 S28 E20 N56 W30 $ W10$.

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	592.00	SF	5.20	5.20	100	2021	2021	3	99	3,048	

LAND DESCRIPTION

TOTAL OB/XF 3,048

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 12/02/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS