LOT 41
NASSAU CROSSING PHASE 1
OR 2344/490

CARR STEPHEN J & KATHELYN M
86170 MAINLINE RD
YULEE, FL 32097

2025

42-2N-27-1090-0041-0000

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

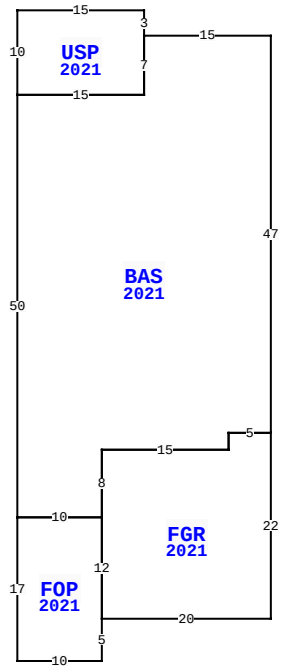
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,435	100	2021	1,435	170,621
FGR	410	55	2021	226	26,872
FOP	170	30	2021	51	6,064
USP	150	30	2021	45	5,351
TOTALS	2,165			1,757	208,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,757	120.1000	120.10	211,016	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1435 HX Base Yr 2025



86170 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		208,906
TOTAL MARKET OB/XF VALUE		3,063
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		261,969
SOH/AGL Deduction		88,467
ASSESSED VALUE		173,502
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		122,780
TOTAL JUST VALUE		261,969
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011406	14X11 COMP ROOF S	4,994	10/08/2024
21009775	CO ISSUED	0	07/26/2021
20012770	NEW CONSTR	195,136	12/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2699/915	3/08/2024	WD	Q	I	01	330,000
GRANTOR: SNYDER LINDSAY N						
GRANTEE: CARR STEPHEN J & KA						
2483/0785	7/28/2021	SW	Q	I	01	257,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SNYDER LINDSAY N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=-1,0] W15 S7 W15 S50 E10 N8 E15 N2 E5 N47 $
FGR=[YR=2021;ORIG=-21,69] E20 N22 W5 S2 W15 S8 S12 $
FOP=[YR=2021;ORIG=-31,57] S17 E10 N5 N12 W10 $
USP=[YR=2021;ORIG=-16,0] N3 W15 S10 E15 N7 $
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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	595.00	SF	5.20	5.20	100	2021	2021	3	99	3,063	

LAND DESCRIPTION

TOTAL OB/XF 3,063

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 12/19/2024 BY KWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS