LOT 52
NASSAU CROSSING PHASE 1
OR 2344/490

POLK SUSAN KAY REV LVNG TRUST
86301 MAINLINE RD
YULEE, FL 32097

2025

42-2N-27-1090-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

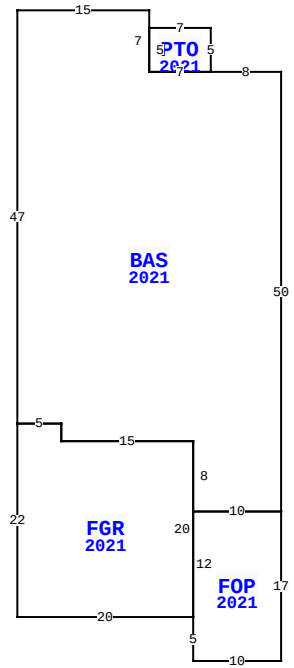
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
PTO	35	5	2021	2	238
TOTALS	2,050			1,714	203,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,714	120.1000	120.10	205,851	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1435 HX Base Yr 2022



86301 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		203,792
TOTAL MARKET OB/XF VALUE		3,511
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		257,303
SOH/AGL Deduction		37,775
ASSESSED VALUE		219,528
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		163,806
TOTAL JUST VALUE		257,303
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014866	CO ISSUED	0	10/27/2021
21003593	NEW CONSTR	284,750	03/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2618/0980	2/02/2023	QC	U	I	11	100
GRANTOR: POLK SUSAN KAY						
GRANTEE: POLK SUSAN KAY REVO						
2596/1642	9/26/2022	QC	U	I	11	100
GRANTOR: POLK SUSAN KAY						
GRANTEE: POLK SUSAN K REVOCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W8 PTO=[YR=2021] N5 W7 S5 E7 $ W7 N7 W15 S47 FGR=[YR=2021] S22 E20 FOP=[YR=2021] S5 E10 N17 W10 S12 $ N20 W15 N2 W5$ E5 S2 E15 S8 E10 N50$.

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	682.00	SF	5.20	5.20	100	2021	2021	3	99	3,511	

LAND DESCRIPTION

TOTAL OB/XF 3,511

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 12/03/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS