LOT 53
NASSAU CROSSING PHASE 1
OR 2344/490

ANDERSON NICHOLAS A
86293 MAINLINE RD
YULEE, FL 32097

2025

42-2N-27-1090-0053-0000

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

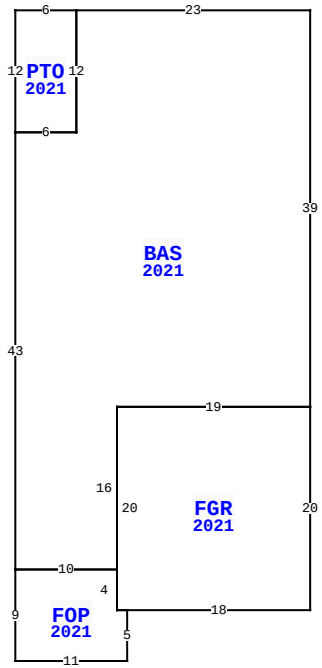
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,219	100	2021	1,219	149,065
FGR	380	55	2021	209	25,558
FOP	95	30	2021	28	3,424
PTO	72	5	2021	4	489
TOTALS	1,766			1,460	178,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,460	123.5220	123.52	180,339	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1219 HX Base Yr 2024



86293 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		178,536
TOTAL MARKET OB/XF VALUE		3,233
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		231,769
SOH/AGL Deduction		1,574
ASSESSED VALUE		230,195
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		179,473
TOTAL JUST VALUE		231,769
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014573	CO ISSUED	0	10/22/2021
21003487	NEW CONSTR	183,335	03/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2785/219	5/01/2025	WD	Q	I	01	307,500
GRANTOR: WILLIAMS MARK A & CAM						
GRANTEE: ANDERSON NICHOLAS A						
2508/1402	10/26/2021	SW	Q	I	01	268,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WILLIAMS MARK ANDRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W23 PTO=[YR=2021] W6 S12 E6 N12$ S12 W6 S43
FOP=[YR=2021] S9 E11 N5 FGR=[YR=2021] E18 N20 W19 S20 E1$ W1
N4 W10$ E10 N16 E19 N39$.

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	628.00	SF	5.20	5.20	100	2021	2021	3	99	3,233	

LAND DESCRIPTION

TOTAL OB/XF 3,233

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