LOT 76
NASSAU CROSSING PHASE 2
OR 2481/1580

DATA MORTGAGE INC/DBA ESSEX MORTGAGE
C/O ESSEX MORTGAGE, 1417 N MAGNOLIA AVE
OCALA, FL 34475

2025

42-2N-27-1090-0076-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

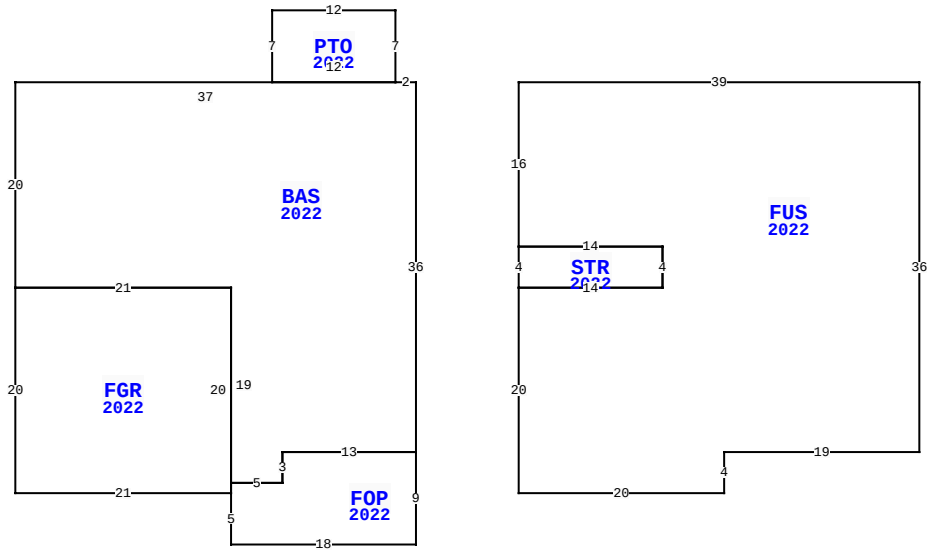
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	1,083	100	2022	1,083	119,483
FGR	420	55	2022	231	25,485
FOP	147	30	2022	44	4,855
FUS	1,428	100	2022	1,428	157,545
PTO	84	5	2022	4	442
STR	56	10	2022	6	662
TOTALS	3,218			2,796	308,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,796	110.8800	110.88	310,020	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2511 HX Base Yr 2023



86723 NASSAU CROSSING WAY, 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		308,470
TOTAL MARKET OB/XF VALUE		3,568
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		362,038
SOH/AGL Deduction		13,977
ASSESSED VALUE		348,061
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		297,339
TOTAL JUST VALUE		362,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006230	CO ISSUED	0	04/21/2022
21011547	NEW CONSTR	354,548	08/31/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2774/1935	3/17/2025	CT	U	I	18	295,100
GRANTOR: CLERK OF COURT						
GRANTEE: DATA MORTGAGE INC						
2566/0387	5/24/2022	SW	Q	I	02	412,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MAXWELL TRAVIS & HE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W2 PTO=[YR=2022] N7 W12 S7 E12$ W37 S20 FGR=[YR=2022] S20 E21 FOP=[YR=2022] S5 E18 N9 W13 S3 W5 S1 $ N20 W21$ E21 S19 E5 N3 E13 N36$ PTR=E10 FUS=[YR=2022] S16 STR=[YR=2022] E14 S4 W14 N4$ E14 S4 W14 S20 E20 N4 E19 N36 W39$ 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	693.00	SF	5.20	5.20	100	2022	2022	3	99	3,568	

LAND DESCRIPTION

TOTAL OB/XF 3,568

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	000134	C	RES POND	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 06/30/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS