LOT 80
NASSAU CROSSING PHASE 2
OR 2481/1580

BROWN ADIN
86709 NASSAU CROSSING WAY
YULEE, FL 32097

2025

42-2N-27-1090-0080-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

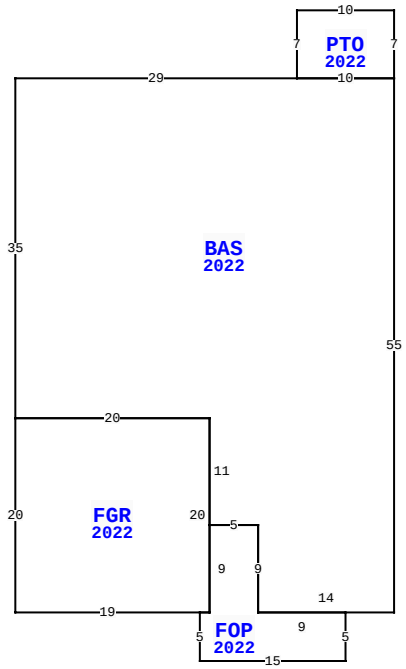
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,700	100	2022	1,700	197,432
FGR	400	55	2022	220	25,550
FOP	120	30	2022	36	4,181
PTO	70	5	2022	4	465
TOTALS	2,290			1,960	227,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,960	116.7180	116.72	228,771	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1700 HX Base Yr



86709 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	227,627
TOTAL MARKET OB/XF VALUE	3,552
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	281,179
SOH/AGL Deduction	0
ASSESSED VALUE	281,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	281,179
TOTAL JUST VALUE	281,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	270,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008883	CO ISSUED	0	03/30/2022
21008883	NEW CONSTR	282,043	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2781/732	4/11/2025	WD	Q	I	01	345,000
GRANTOR: ATWOOD LUKAS JAMES						
GRANTEE: BROWN ADIN						
2552/0801	3/18/2022	SW	Q	I	01	319,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ATWOOD LUKAS JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W10 S7 BAS=[YR=2022] W29 S35 FGR=[YR=2022] S20 E19 FOP=[YR=2022] S5 E15 N5 W9 N9 W5 S9 W1$ E1 N20 W20$ E20 S11 E5 S9 E14 N55 W10 $ E10 N7$.

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	0	0	0	690.00	SF	5.20	5.20	100	2022	2022	3	99	3,552	

LAND DESCRIPTION

TOTAL OB/XF 3,552

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 06/28/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS