LOT 81
NASSAU CROSSING PHASE 2
OR 2481/1580

GOMEZ BRANDON J & HIND T
PSC 851 BOX 1212
FPO, AE 09834

2025

42-2N-27-1090-0081-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

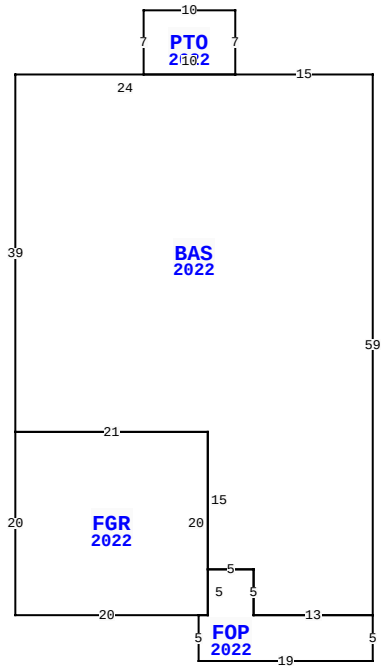
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,856	100	2022	1,856	213,739
FGR	420	55	2022	231	26,602
FOP	120	30	2022	36	4,146
PTO	70	5	2022	4	461
TOTALS	2,466			2,127	244,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,127	115.7380	115.74	246,179	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1856 HX Base Yr 2023



86705 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		244,948
TOTAL MARKET OB/XF VALUE		3,552
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		298,500
SOH/AGL Deduction		11,537
ASSESSED VALUE		286,963
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		231,241
TOTAL JUST VALUE		298,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005906	CO ISSUED	0	04/18/2022
21008770	NEW CONSTR	269,599	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/1791	4/21/2022	SW	Q	I	01	331,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GOMEZ BRANDON J & H						
2494/0018	9/02/2021	WD	Q	V	05	1,221,400
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 PTO=[YR=2022] N7 W10 S7 E10$ W24 S39
FGR=[YR=2022] S20 E20 FOP=[YR=2022] S5 E19 N5 W13 N5 W5 S5
W1$ E1 N20 W21$ E21 S15 E5 S5 E13 N59$.

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	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	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