LOT 84
NASSAU CROSSING PHASE 2
OR 2481/1580

MAURICE FRANK ANTHONY/BRZEZINSKI EDWARD L
86683 NASSAU CROSSING PLACE
YULEE, FL 32097

**2025**

**42-2N-27-1090-0084-0000**

## 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 |

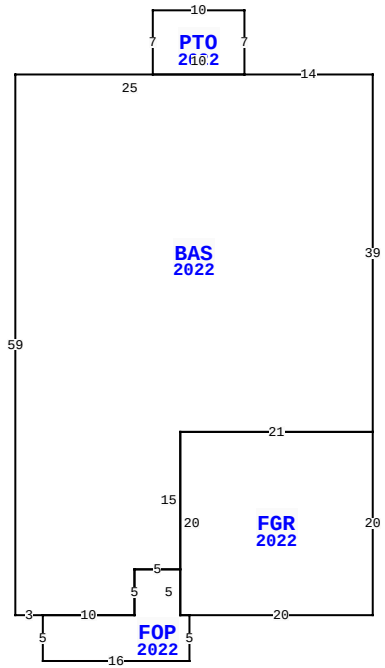
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

| 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 | 105 | 30 | 2022 | 32 | 3,685 |
| PTO | 70 | 5 | 2022 | 4 | 461 |
| TOTALS | 2,451 | | | 2,123 | 244,487 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,123 | 115.7380 | 115.74 | 245,716 | 2022 | 2022 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SINGLE FAM – 100% - 2025 Heated Area: 1856 HX Base Yr 2025




86683 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 | | 244,487 |
| TOTAL MARKET OB/XF VALUE | | 3,552 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 298,039 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 298,039 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 247,317 |
| TOTAL JUST VALUE | | 298,039 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 287,012 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22007123 | CO ISSUED | 0 | 05/06/2022 |
| 21008571 | NEW CONSTR | 269,188 | 09/01/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2585/1041 | 8/18/2022 | WD | Q | I | 01 | 376,000 |
| GRANTOR: SANTANGELO GIOVANNA | | | | | | |
| GRANTEE: MAURICE FRANK A & E | | | | | | |
| 2563/0110 | 5/12/2022 | SW | Q | I | 01 | 327,000 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: SANTANGELO GIOVANNA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W14 PTO=[YR=2022] N7 W10 S7 E10$ W25 S59 E3
FOP=[YR=2022] S5 E16 N5 FGR=[YR=2022] E20 N20 W21 S20 E1$ W1
N5 W5 S5 W10$ E10 N5 E5 N15 E21 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 | 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