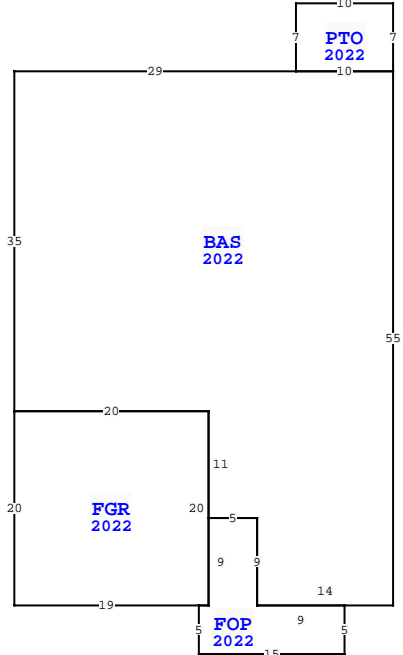




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	1,700	100	2022
FGR	400	55	2022
FOP	120	30	2022
PTO	70	5	2022
TOTALS	2,290		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2024								
Heated Area: 1700						HX Base Yr 2024					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			227,627
TOTAL MARKET OB/XF VALUE			3,470
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			281,097
SOH/AGL Deduction			2,413
ASSESSED VALUE			278,684
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			227,962
TOTAL JUST VALUE			281,097
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			270,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011228	CO ISSUED	0	07/22/2022
21015416	NEW CONSTR	282,043	11/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/0220	7/22/2022	SW	Q	I	01	331,700

GRANTOR: D R HORTON INC-JACKSO
 GRANTEE: MCMICHAEL JAQUAN JA
 2511/1086 11/04/2021 WD Q V 05 905,400
 GRANTOR: PATRIOT RIDGE LLP
 GRANTEE: D R HORTON INC-JACK

EXTRA FEATURES															
L N	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		674.00	SF	5.20				5.20	3,470

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/12/2024	MLU

BUILDING NOTES	
86625 NASSAU CROSSING WAY, YULEE	

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\$.	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							