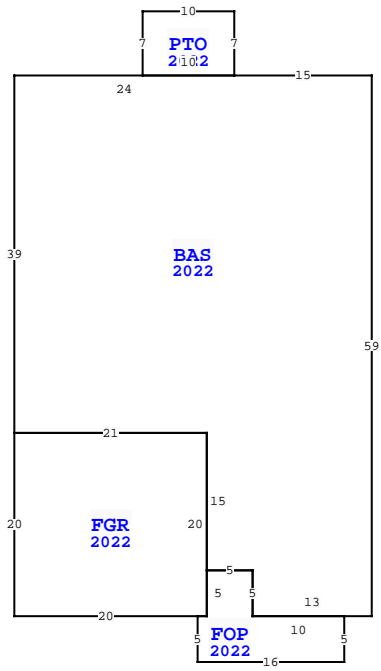




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	1,856	100	2022
FGR	420	55	2022
FOP	105	30	2022
PTO	70	5	2022
TOTALS	2,451		

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	114.7580	114.76	243,635	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 33% - 2023 Heated Area: 1856 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			242,417
TOTAL MARKET OB/XF VALUE			3,223
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			295,640
SOH/AGL Deduction			3,779
ASSESSED VALUE			291,861
TOTAL EXEMPTION VALUE	HA HAB	50,722	
BASE TAXABLE VALUE			241,139
TOTAL JUST VALUE			295,640
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			284,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008719	CO ISSUED	0	06/17/2022
21016433	NEW CONSTR	269,188	11/24/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2575/1420	6/29/2022	SW	Q	I	02	336,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HIATT AMANDA N & RA						
2511/1086	11/04/2021	WD	Q	V	05	905,400
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

EXTRA FEATURES		86619 NASSAU CROSSING WAY, YULEE														
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	33	0	0			626.00	SF	5.20				3,223	

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

BUILDING NOTES											
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**BUILDING DIMENSIONS**  
 BAS=[YR=2022] W15 PTO=[YR=2022] N7 W10 S7 E10\$ W24 S39  
 FGR=[YR=2022] S20 E20 FOP=[YR=2022] S5 E16 N5 W10 N5 W5 S5  
 W1\$ E1 N20 W21\$ E21 S15 E5 S5 E13 N59\$.

LAND DESCRIPTION												TOTAL OB/XF												
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			PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							