LOT 116
NASSAU CROSSING PHASE 2
OR 2481/1580

HILL CHADWICK RYAN
86475 NASSAU CROSSING WAY
YULEE, FL 32097

2025

42-2N-27-1090-0116-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

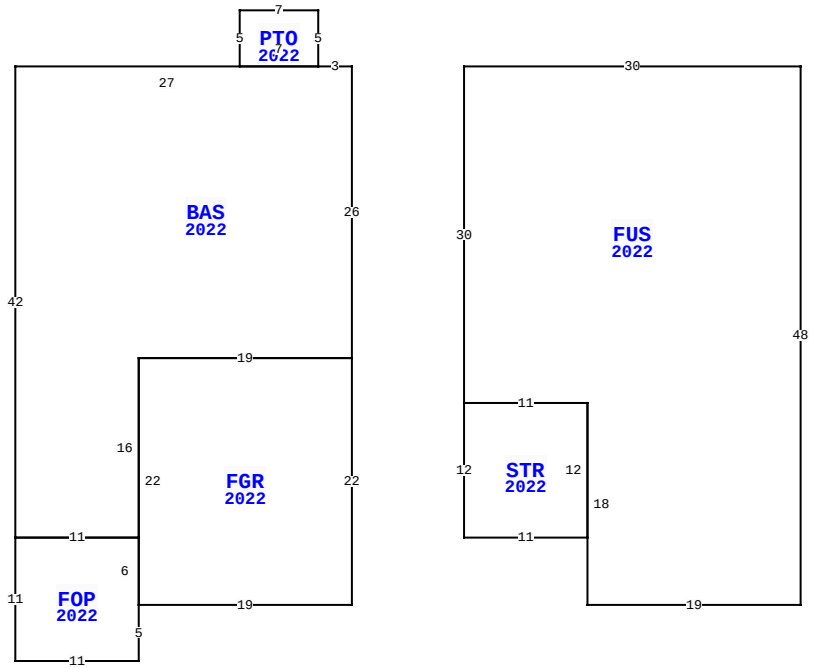
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4091.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	956	100	2022	956	107,849
FGR	418	55	2022	230	25,947
FOP	121	30	2022	36	4,062
FUS	1,242	100	2022	1,242	140,114
PTO	35	5	2022	2	226
STR	132	10	2022	13	1,467
TOTALS	2,904			2,479	279,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,479	113.3760	113.38	281,069	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2198 HX Base Yr



86475 NASSAU CROSSING WAY, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	279,664
TOTAL MARKET OB/XF VALUE	4,369
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	334,033
SOH/AGL Deduction	0
ASSESSED VALUE	334,033
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	334,033
TOTAL JUST VALUE	334,033
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017837	CO ISSUED	0	12/05/2022
22001800	NEW CONSTR	356,945	02/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2610/0149	12/20/2022	SW	Q	I	01	366,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HILL CHADWICK RYAN						
2534/0142	1/25/2022	WD	Q	V	05	686,300
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W3 PTO=[YR=2022] N5 W7 S5 E7 $ W27 S42
FOP=[YR=2022] S11 E11 N5 FGR=[YR=2022] E19 N22 W19 S22$ N6
W11$ E11 N16 E19 N26$ PTR=E10 FUS=[YR=2022] S30 STR=[YR=2022]
S12 E11 N12 W11$ E11 S18 E19 N48 W30$ W10$.

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	0810	CONCRETE A	0	0	0	0	679.00	SF	6.50	6.50	100	2022	2022	3	99	4,369	

LAND DESCRIPTION

TOTAL OB/XF 4,369

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 12/06/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS