

LOT 122
NASSAU CROSSING PHASE 2
OR 2481/1580

BIDDLE AMANDA & BRANDON
86716 NASSAU CROSSING WAY
YULEE, FL 32097

2025

42-2N-27-1090-0122-0000



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 Floop	11	CLAY TILE 100
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	220,793
FGR	420	55	2022	231	27,480
FOP	105	30	2022	32	3,807
PTO	70	5	2022	4	476
TOTALS	2,451			2,123	252,557

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	0		5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,123	119.5600	119.56	253,826	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023											
Heated Area: 1856											
HX Base Yr 2023											

Diagram showing property boundaries and areas:

- PTO 2022 (Top Right)
- BAS 2022 (Main Area)
- FGR 2022 (Front Right)
- FOP 2022 (Front Left)

86716 NASSAU CROSSING WAY, YULEE									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
03/12/2024 MLU									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		252,557	
TOTAL MARKET OB/XF VALUE		3,387	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		305,944	
SOH/AGL Deduction		11,836	
ASSESSED VALUE		294,108	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		243,386	
TOTAL JUST VALUE		305,944	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		294,552	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006238	CO ISSUED	0	04/21/2022
21011577	NEW CONSTR	269,188	08/31/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2558/0082	4/21/2022	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: BIDDLE AMANDA & BRA					
2485/0899	8/05/2021	WD	Q	V	05
GRANTOR: PATRIOT RIDGE LLP					
GRANTEE: D R HORTON INC-JACK					

BUILDING NOTES									
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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\$.									