LOT 126
NASSAU CROSSING PHASE 2
OR 2481/1580

FORD JOANNE REV LIVING TRUST/FORD JOANNE VIRGINIA
86698 NASSAU CROSSING WAY
YULEE, FL 32097

2025

42-2N-27-1090-0126-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

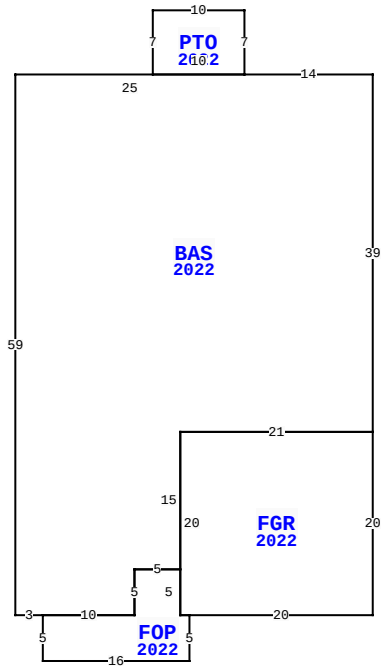
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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% - 2024 Heated Area: 1856 HX Base Yr 2024



86698 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		3,470
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		297,957
SOH/AGL Deduction		2,707
ASSESSED VALUE		295,250
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		239,528
TOTAL JUST VALUE		297,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006242	CO ISSUED	0	04/21/2022
21008243	NEW CONSTR	269,188	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2764/183	1/29/2025	TD	U	I	11	100
GRANTOR: FORD JOANN						
GRANTEE: FORD JOANNE REV LIV						
2679/1289	11/14/2023	WD	Q	I	01	360,000
GRANTOR: VARGAS KAISZA ANGELIC						
GRANTEE: FORD JOANN						

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	674.00	SF	5.20	5.20	100	2022	2022	3	99	3,470	

LAND DESCRIPTION

TOTAL OB/XF 3,470

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