LOT 132
NASSAU CROSSING PHASE 2
OR 2481/1580

DESMANGLES HERARSON & AMANDRA
86648 NASSAU CROSSING WAY
YULEE, FL 32097

2025

42-2N-27-1090-0132-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

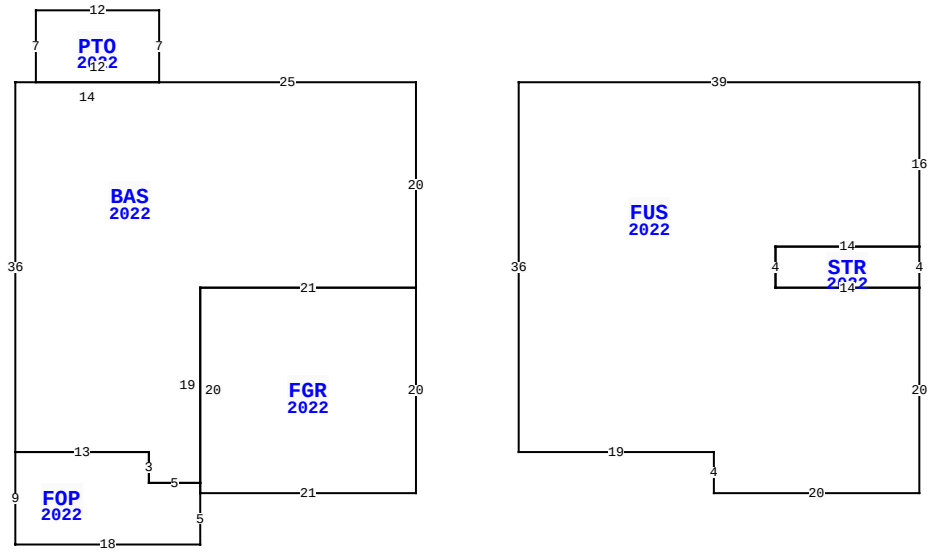
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	1,083	100	2022	1,083	119,483
FGR	420	55	2022	231	25,485
FOP	147	30	2022	44	4,855
FUS	1,428	100	2022	1,428	157,545
PTO	84	5	2022	4	442
STR	56	10	2022	6	662
TOTALS	3,218			2,796	308,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,796	110.8800	110.88	310,020	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2511 HX Base Yr 2023



86648 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		308,470
TOTAL MARKET OB/XF VALUE		4,337
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		362,807
SOH/AGL Deduction		13,922
ASSESSED VALUE		348,885
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		298,163
TOTAL JUST VALUE		362,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007469	CO ISSUED	0	05/12/2022
21008761	NEW CONSTR	354,548	11/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2563/1001	5/16/2022	SW	Q	I	01	378,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DESMANGLES HERARSON						
2503/1453	10/07/2021	WD	Q	V	05	895,400
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

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	100	0	0	674.00	SF	6.50	6.50	100	2022	2022	3	99	4,337	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W25 PTO=[YR=2022] N7 W12 S7 E12$ W14 S36 FOP=[YR=2022] S9 E18 N5 FGR=[YR=2022] E21 N20 W21 S20$ N1 W5 N3 W13$ E13 S3 E5 N19 E21 N20$ PTR=E10 FUS=[YR=2022] S36 E19 S4 E20 N20 STR=[YR=2022] N4 W14 S4 E14$ W14 N4 E14 N16 W39$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 4,337

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