LOT 134
NASSAU CROSSING PHASE 2
OR 2481/1580

BECKER SHAUN MICHAEL & CRYSTAL
86616 NASSAU CROSSING WAY
YULEE, FL 32097

2025

42-2N-27-1090-0134-0000

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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

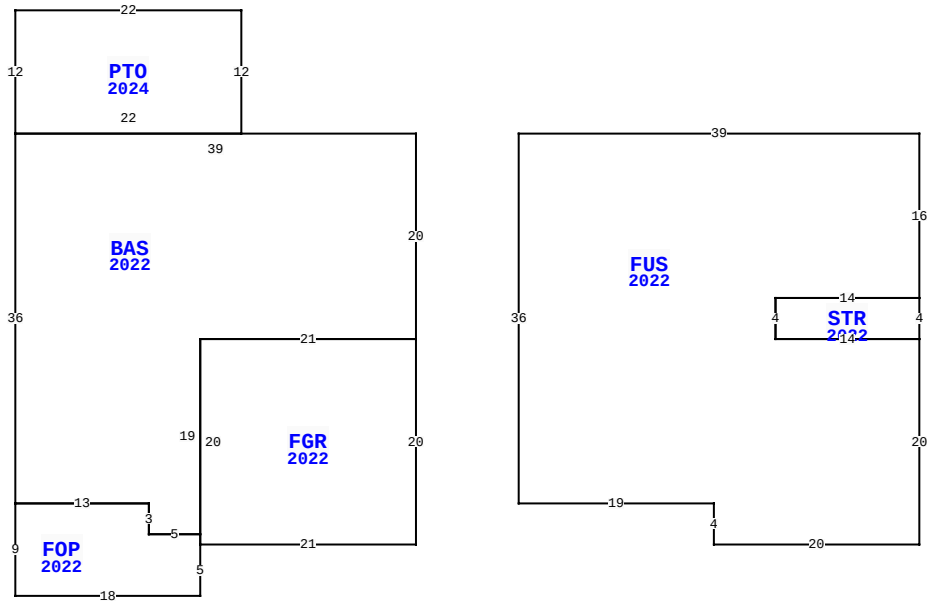
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	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	264	5	2024	13	1,434
STR	56	10	2022	6	662
TOTALS	3,398			2,805	309,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,805	110.8800	110.88	311,018	2022	2022	0	0	0	0.50	99.50

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



86616 NASSAU CROSSING WAY, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		309,463
TOTAL MARKET OB/XF VALUE		8,715
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		368,178
SOH/AGL Deduction		13,654
ASSESSED VALUE		354,524
TOTAL EXEMPTION VALUE	13	354,524
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		368,178
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008681	22X12 SCRN ENCL		07/07/2023
22011608	CO ISSUED	0	07/28/2022
21015460	NEW CONSTR	403,639	11/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2588/0381	8/30/2022	SW	Q	I	01	417,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BECKER SHAUN MICHAE						
2511/1086	11/04/2021	WD	Q	V	05	905,400
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2022;ORIG=10,0] S36 E19 S4 E20 N20 W14 N4 E14 N16 W39 $
BAS=[YR=2022;ORIG=0,0] W39 S36 E13 S3 E5 N19 E21 N20 $
FGR=[YR=2022;ORIG=-21,40] E21 N20 W21 S20 $
FOP=[YR=2022;ORIG=-39,36] S9 E18 N5 N1 W5 N3 W13 $
STR=[YR=2022;ORIG=49,20] N4 W14 S4 E14 $
PTR=[ORIG=0,0] E10 W10 $
PTO=[YR=2024;ORIG=-39,0] E22 N12 W22 S12 $
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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	658.00	SF	6.50	6.50	100	2022	2022	3	99	4,234	
2	0911	SCRN RM A	0	100	12	22	264.00	SF	17.50	17.50	100	2024	2023		97	4,481	

LAND DESCRIPTION

TOTAL OB/XF 8,715

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 11/29/2023 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS