LOT 147
NASSAU CROSSING PHASE 2
OR 2481/1580

HICKS CHANAY LYNISE & TIMOTHY JOE
86488 NASSAU CROSSING WAY
YULEE, FL 32097

2025

42-2N-27-1090-0147-0000

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		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

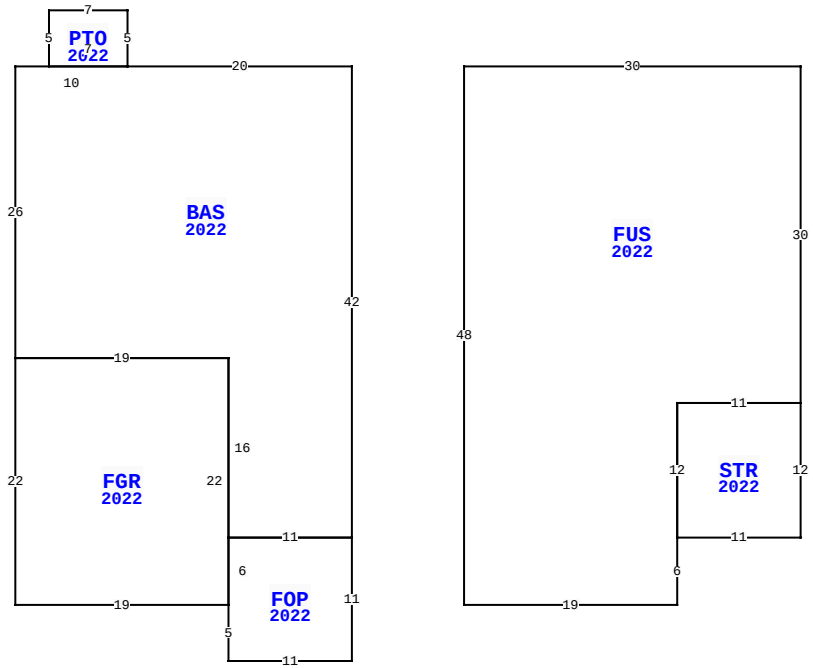
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	956	100	2022	956	105,471
FGR	418	55	2022	230	25,374
FOP	121	30	2022	36	3,972
FUS	1,242	100	2022	1,242	137,024
PTO	35	5	2022	2	221
STR	132	10	2022	13	1,434
TOTALS	2,904			2,479	273,498

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	110.8800	110.88	274,872	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2198 HX Base Yr 2023



86488 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		273,498
TOTAL MARKET OB/XF VALUE		4,093
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		327,591
SOH/AGL Deduction		12,589
ASSESSED VALUE		315,002
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		259,280
TOTAL JUST VALUE		327,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014559	CO ISSUED	0	09/23/2022
22001758	NEW CONSTR	356,945	02/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2593/1076	9/28/2022	SW	Q	I	02	409,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HICKS CHANAY LYNISE						
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] W20 PTO=[YR=2022] N5 W7 S5 E7$ W10 S26
FGR=[YR=2022] S22 E19 FOP=[YR=2022] S5 E11 N11 W11 S6$ N22
W19$ E19 S16 E11 N42$ PTR=E10 FUS=[YR=2022] S48 E19 N6
STR=[YR=2022] E11 N12 W11 S12$ N12 E11 N30 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	100	0	0	636.00	SF	6.50	6.50	100	2022	2022	3	99	4,093	

LAND DESCRIPTION

TOTAL OB/XF 4,093

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 12/05/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS