LOT 160
NASSAU CROSSING PHASE 2
OR 2481/1580

COBURN JANET REINIGER REVOCABLE LIVING TRUST/COBUR
96053 PARK PL
FERNANDINA BEACH, FL 32034

2025

42-2N-27-1090-0160-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

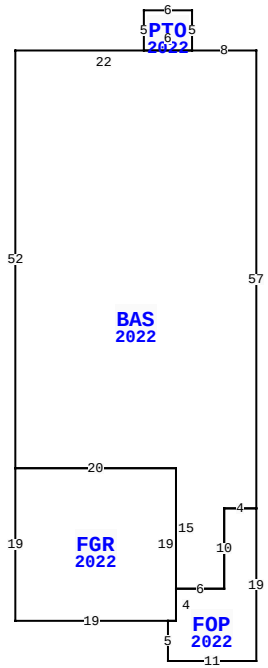
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,670	100	2022	1,670	192,320
FGR	380	55	2022	209	24,069
FOP	135	30	2022	40	4,607
PTO	30	5	2022	2	230
TOTALS	2,215			1,921	221,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,921	115.7380	115.74	222,337	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1670 HX Base Yr



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

86878 IRON RAIL CT, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	221,225
TOTAL MARKET OB/XF VALUE	3,912
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	275,137
SOH/AGL Deduction	0
ASSESSED VALUE	275,137
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	275,137
TOTAL JUST VALUE	275,137
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	265,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009792	CO ISSUED	0	06/27/2022
21008703	NEW CONSTR	238,979	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2695/1218	2/14/2024	SW	U	I	11	100
GRANTOR: COBURN JANET REINIGER						
GRANTEE: COBURN JANET REINIG						
2695/1216	2/14/2024	SW	U	I	11	100
GRANTOR: COBURN JESSE M & JANE						
GRANTEE: COBURN JANET REINIG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W8 PTO=[YR=2022] N5 W6 S5 E6 $ W22 S52
FGR=[YR=2022] S19 E19 FOP=[YR=2022] S5 E11 N19 W4 S10 W6 S4
W1$ E1 N19 W20$ E20 S15 E6 N10 E4 N57$.

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	0	0	0	760.00	SF	5.20	5.20	100	2022	2022	3	99	3,912	

LAND DESCRIPTION

TOTAL OB/XF 3,912

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 07/01/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS