LOT 164
NASSAU CROSSING PHASE 2
OR 2481/1580

PETERS MICHAEL D & SHANNELE
86897 IRON RAIL CT
YULEE, FL 32097

2025

42-2N-27-1090-0164-0000

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

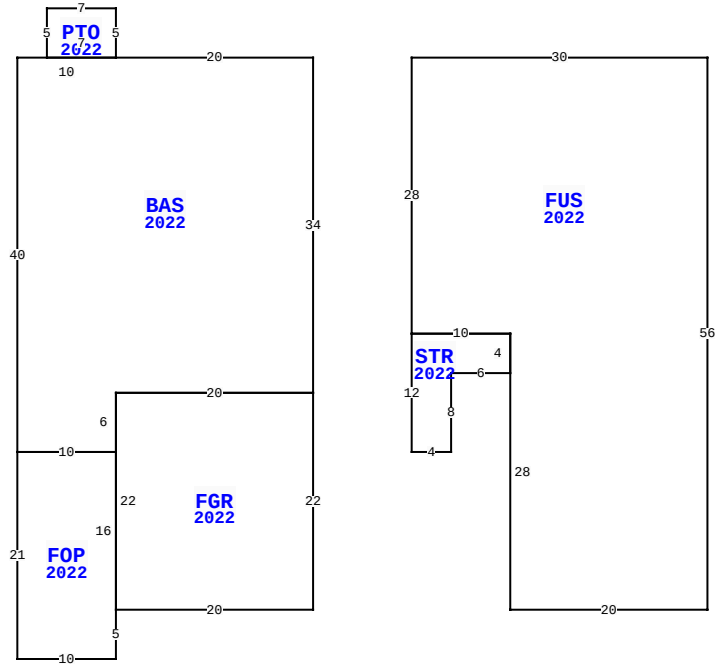
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2022	1,080	118,120
FGR	440	55	2022	242	26,468
FOP	210	30	2022	63	6,890
FUS	1,400	100	2022	1,400	153,119
PTO	35	5	2022	2	219
STR	72	10	2022	7	765
TOTALS	3,237			2,794	305,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,794	109.9200	109.92	307,116	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2480 HX Base Yr 2023



86897 IRON RAIL CT, 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		305,580
TOTAL MARKET OB/XF VALUE		5,359
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		360,939
SOH/AGL Deduction		13,749
ASSESSED VALUE		347,190
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		296,468
TOTAL JUST VALUE		360,939
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009828	CO ISSUED	0	06/28/2022
21008083	NEW CONSTR	351,557	11/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2575/1590	6/30/2022	SW	Q	I	01	420,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: PETERS MICHAEL DAVI						
2503/1453	10/07/2021	WD	Q	V	05	895,400
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 S40 FOP=[YR=2022] S21 E10 N5 FGR=[YR=2022] E20 N22 W20 S22$ N16 W10$ E10 N6 E20 N34$ PTR=E10 FUS=[YR=2022] S28 STR=[YR=2022] S12 E4 N8 E6 N4 W10$ E10 S28 E20 N56 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	0811	CONCRETE B	0	100	0	0	1,041.00	SF	5.20	5.20	100	2022	2022	3	99	5,359	

LAND DESCRIPTION

TOTAL OB/XF 5,359

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	000100	C	RES	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 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