LOT 166
NASSAU CROSSING PHASE 2
OR 2481/1580

GARDNER RYAN DAVID
86889 IRON RAIL CT
YULEE, FL 32097

2025

42-2N-27-1090-0166-0000

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

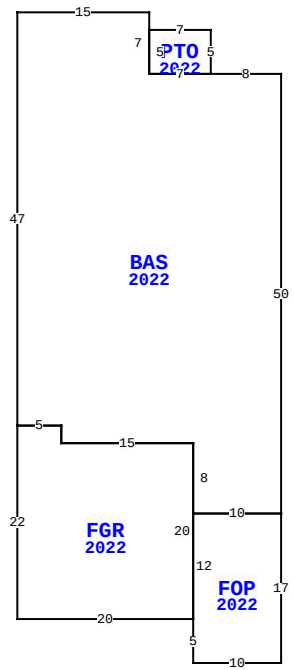
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,435	100	2022	1,435	171,482
FGR	410	55	2022	226	27,007
FOP	170	30	2022	51	6,094
PTO	35	5	2022	2	239
TOTALS	2,050			1,714	204,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,714	120.1000	120.10	205,851	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2025 Heated Area: 1435 HX Base Yr 2025



86889 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		204,822
TOTAL MARKET OB/XF VALUE		3,012
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		257,834
SOH/AGL Deduction		0
ASSESSED VALUE		257,834
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		207,112
TOTAL JUST VALUE		257,834
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009284	CO ISSUED	0	06/17/2022
21008211	NEW CONSTR	207,969	11/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2571/1854	6/20/2022	SW	Q	I	01	301,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GARDNER RYAN DAVID						
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] W8 PTO=[YR=2022] N5 W7 S5 E7 $ W7 N7 W15 S47 FGR=[YR=2022] S22 E20 FOP=[YR=2022] S5 E10 N17 W10 S12 $ N20 W15 N2 W5$ E5 S2 E15 S8 E10 N50$.

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	585.00	SF	5.20	5.20	100	2022	2022	3	99	3,012	

LAND DESCRIPTION

TOTAL OB/XF 3,012

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 09/10/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS