LOT 169
NASSAU CROSSING PHASE 2
OR 2481/1580

CREWS SUSAN B
86865 IRON RAIL CT
YULEE, FL 32097

**2025**

**42-2N-27-1090-0169-0000**

## 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 |

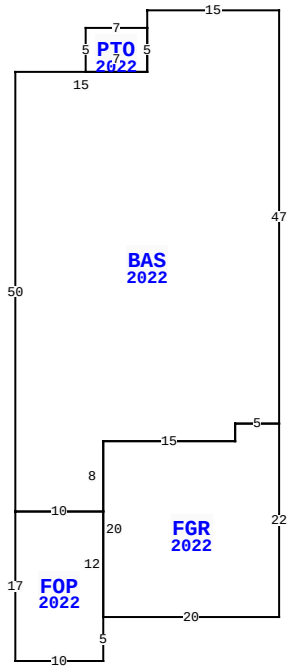
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

| 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% - 2023 Heated Area: 1435 HX Base Yr 2023




86865 IRON RAIL CT, 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 | | 204,822 |
| TOTAL MARKET OB/XF VALUE | | 2,955 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 257,777 |
| SOH/AGL Deduction | | 182,284 |
| ASSESSED VALUE | | 75,493 |
| TOTAL EXEMPTION VALUE | HX HB WX DX | 60,493 |
| BASE TAXABLE VALUE | | 15,000 |
| TOTAL JUST VALUE | | 257,777 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 248,552 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22008210 | CO ISSUED | 0 | 05/26/2022 |
| 21008102 | NEW CONSTR | 207,969 | 09/01/2021 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2567/0327 | 5/27/2022 | SW | Q | I | 01 | 303,000 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: CREWS SUSAN B | | | | | | |
| 2494/0018 | 9/02/2021 | WD | Q | V | 05 | 1,221,400 |
| GRANTOR: PATRIOT RIDGE LLP | | | | | | |
| GRANTEE: D R HORTON INC-JACK | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2022] W15 S2 PTO=[YR=2022] W7 S5 E7 N5$ S5 W15 S50 FOP=[YR=2022] S17 E10 N5 FGR=[YR=2022] E20 N22 W5 S2 W15 S20$ N12 W10$ E10 N8 E15 N2 E5 N47$.

### 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 | 574.00 | SF | 5.20 | 5.20 | 100 | 2022 | 2022 | 3 | 99 | 2,955 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,955

| 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 09/01/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS