LOT 177
NASSAU CROSSING PHASE 1
OR 2344/490

MARTINEZ RICARDO JR
86018 RAILWAY PL
YULEE, FL 32097

2025

42-2N-27-1090-0177-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

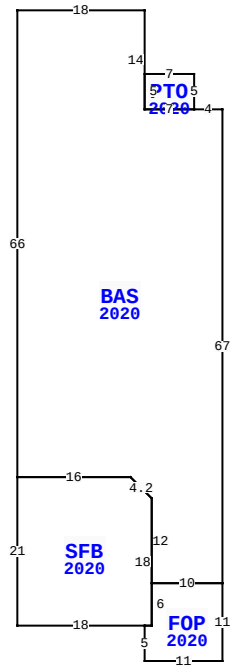
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,915	100	2020	1,915	214,621
FOP	115	30	2020	34	3,811
PTO	35	5	2020	2	225
SFB	395	80	2020	316	35,415
TOTALS	2,460			2,267	254,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,267	113.7780	113.78	257,939	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2025 Heated Area: 2231 HX Base Yr 2025



86018 RAILWAY PL, 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		254,070
TOTAL MARKET OB/XF VALUE		3,548
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		307,618
SOH/AGL Deduction		0
ASSESSED VALUE		307,618
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		256,896
TOTAL JUST VALUE		307,618
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008353	CO ISSUED	0	09/11/2020
20003728	NEW CONSTR	260,987	06/15/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2622/0065	2/24/2023	SW	Q	I	02	333,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MARTINEZ RICARDO JR						
2359/1808	5/07/2020	WD	Q	V	05	301,600
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W4 PTO=[YR=2020] N5 W7 S5 E7 $ W7 N14 W18 S66
SFB=[YR=2020] S21 E18 FOP=[YR=2020] S5 E11 N11 W10 S6 W1$ E1
N18 L3 U3 W16$ E16 R3 D3 S12 E10 N67$.

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	0855	CONC PAVER	0	100	0	0	362.00	SF	10.00	10.00	100	2020	2020	3	98	3,548	

LAND DESCRIPTION

TOTAL OB/XF 3,548

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 12/21/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS