LOT 192
NASSAU CROSSING PHASE 1
OR 2344/490

**BLANC STANLEY & JOANNA YOO**
86138 RAILWAY PL
YULEE, FL 32097

**2025**

**42-2N-27-1090-0192-0000**

## 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 | | 5 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

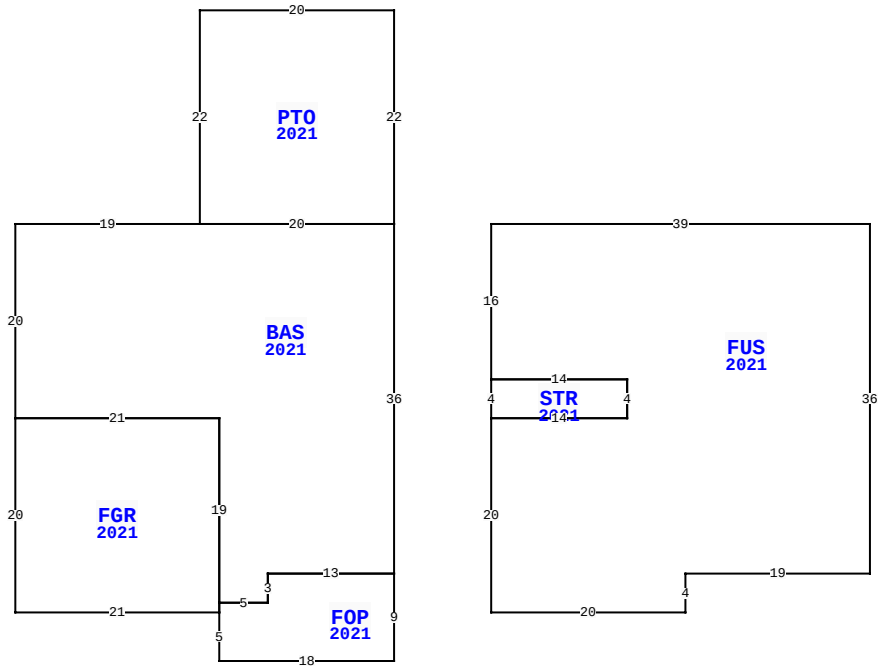
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,083 | 100 | 2021 | 1,083 | 118,882 |
| FGR | 420 | 55 | 2021 | 231 | 25,357 |
| FOP | 147 | 30 | 2021 | 44 | 4,830 |
| FUS | 1,428 | 100 | 2021 | 1,428 | 156,754 |
| PTO | 440 | 5 | 2021 | 22 | 2,415 |
| STR | 56 | 10 | 2021 | 6 | 658 |
| TOTALS | 3,574 | | | 2,814 | 308,896 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,814 | 110.8800 | 110.88 | 312,016 | 2021 | 2021 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SINGLE FAM – 100% - 2022 Heated Area: 2511 HX Base Yr 2022




86138 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 | | 308,896 |
| TOTAL MARKET OB/XF VALUE | | 3,511 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 362,407 |
| SOH/AGL Deduction | | 67,830 |
| ASSESSED VALUE | | 294,577 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 243,855 |
| TOTAL JUST VALUE | | 362,407 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 349,609 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21008548 | CO ISSUED | 0 | 06/29/2021 |
| 20012860 | NEW CONSTR | 332,615 | 12/22/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2476/1545 | 6/30/2021 | SW | Q | I | 01 | 308,700 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: BLANC STANLEY & JOA | | | | | | |
| 2418/0579 | 12/17/2020 | WD | Q | V | 05 | 325,400 |
| GRANTOR: PATRIOT RIDGE LLP | | | | | | |
| GRANTEE: D R HORTON INC-JACK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FUS=[YR=2021;ORIG=10,0] S16 E14 S4 W14 S20 E20 N4 E19 N36 W39 $
BAS=[YR=2021;ORIG=0,0] W20 W19 S20 E21 S19 E5 N3 E13 N36 $
PTO=[YR=2021;ORIG=0,0] N22 W20 S22 E20 $
FGR=[YR=2021;ORIG=-39,20] S20 E21 N1 N19 W21 $
FOP=[YR=2021;ORIG=-18,40] S5 E18 N9 W13 S3 W5 S1 $
STR=[YR=2021;ORIG=10,16] S4 E14 N4 W14 $
PTR=[ORIG=0,0] E10 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 | 682.00 | SF | 5.20 | 5.20 | 100 | 2021 | 2021 | 3 | 99 | 3,511 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,511

| 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 | 000135 | C | RES NATURAL | 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 10/15/2024 BY KWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS