LOT 209
NASSAU CROSSING PHASE 1
OR 2344/490

MILLER PEGGY LEE
86216 EXPRESS CT
YULEE, FL 32097

2025

42-2N-27-1090-0209-0000

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

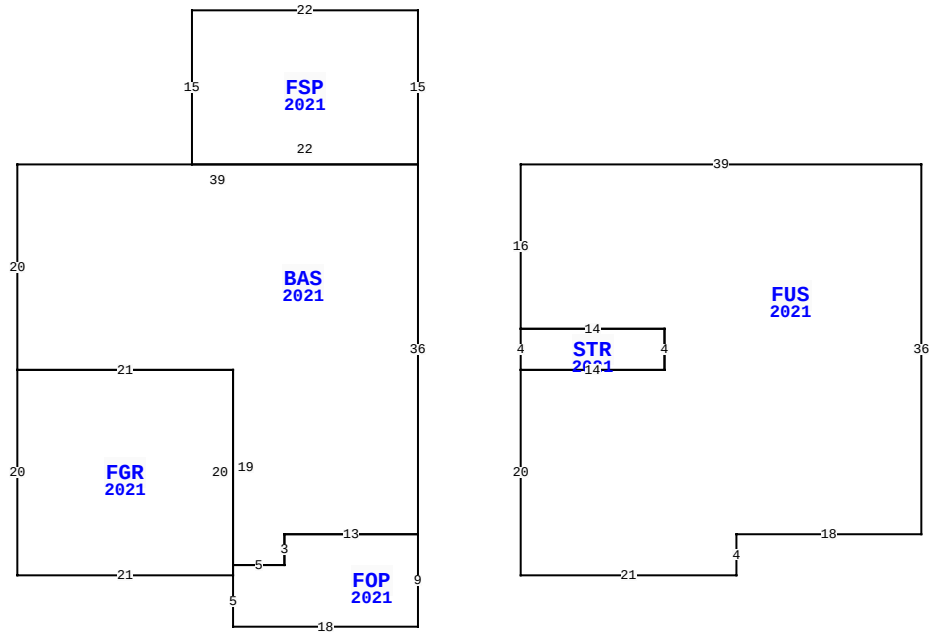
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,083	100	2021	1,083	116,405
FGR	420	55	2021	231	24,829
FOP	147	30	2021	44	4,729
FSP	330	40	2021	132	14,188
FUS	1,432	100	2021	1,432	153,917
STR	56	10	2021	6	644
TOTALS	3,468			2,928	314,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,928	108.5700	108.57	317,893	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2515 HX Base Yr 2022



86216 EXPRESS CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/12/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		314,714
TOTAL MARKET OB/XF VALUE		24,554
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		389,268
SOH/AGL Deduction		54,102
ASSESSED VALUE		335,166
TOTAL EXEMPTION VALUE	HX HB VX VP WX	252,833
BASE TAXABLE VALUE		82,333
TOTAL JUST VALUE		389,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014416	SWIM POOL	12,900	09/21/2022
22013985	ADDITION	10,000	09/14/2022
21007359	ADDITION	15,515	08/12/2021
21000343	CO ISSUED	0	01/14/2021
20008236	NEW CONSTR	330,007	09/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2429/0532	1/28/2021	SW	Q	I	01	277,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MILLER ROBERT STEWA						
2372/1914	7/02/2020	WD	Q	V	05	831,200
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] N15 W22 S15 E22$ BAS=[YR=2021] W39 S20 FGR=[YR=2021] S20 E21 FOP=[YR=2021] S5 E18 N9 W13 S3 W5 S1$ N20 W21$ E21 S19 E5 N3 E13 N36$ PTR=E10 FUS=[YR=2021] S16 STR=[YR=2021] S4 E14 N4 W14$ E14 S4 W14 S20 E21 N4 E18 N36 W39$ 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	643.00	SF	5.20	5.20	100	2021	2021	3	99	3,310	
2	0866	POOL FIBER	0	100	18	7	126.00	SF	72.00	72.00	100	2022	2022	3	93	8,437	
3	0911	SCRN RM A	0	100	0	0	607.00	SF	17.50	17.50	100	2022	2022	3	93	9,879	
4	0810	CONCRETE A	0	100	0	0	455.00	SF	6.50	6.50	100	2022	2022	3	99	2,928	

LAND DESCRIPTION

TOTAL OB/XF 24,554

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 11/18/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS