

LOT 215
NASSAU CROSSING PHASE 1
OR 2344/490

BONURA LAUREN RENEE & JOSHUA MICHAEL
86264 EXPRESS COURT
YULEE, FL 32097

2025

42-2N-27-1090-0215-0000



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
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NEIGHBORHOOD/LOC	4091.00
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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	84	5	2021	4	440
STR	56	10	2021	6	658

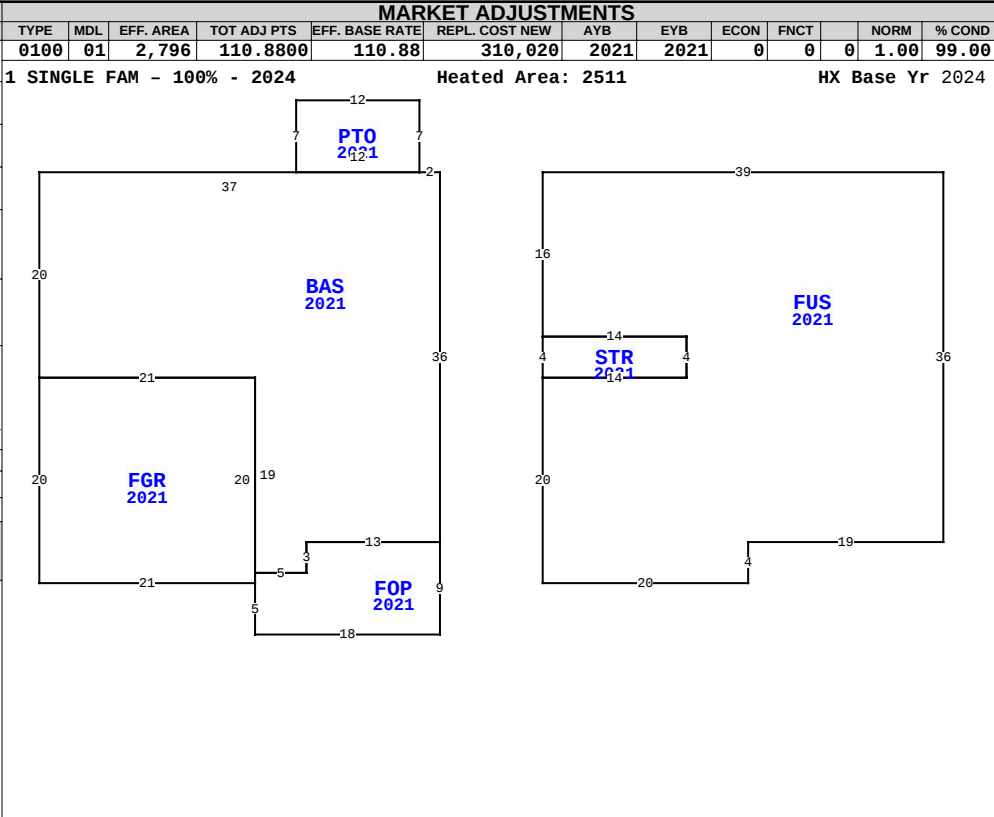
TOTALS	3,218			2,796	306,920
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EXTRA FEATURES

L N	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	0471	VINYL FNC	0	100	0	0	180.00	LF	32.00	32.00	100	2021	2021	3	96	5,530	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



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

86264 EXPRESS CT, YULEE																
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NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		306,920
TOTAL MARKET OB/XF VALUE		9,416
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		366,336
SOH/AGL Deduction		3,510
ASSESSED VALUE		362,826
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		312,104
TOTAL JUST VALUE		366,336
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,601

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002141	CO ISSUED	0	02/23/2021
20008045	NEW CONSTR	332,615	09/02/2020

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21002141	CO ISSUED	0	02/23/2021
20008045	NEW CONSTR	332,615	09/02/2020

BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=2021] W2 PTO=[YR=2021] N7 W12 S7 E12\$ W37 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 E20 N4 E19 N36
W39\$ W10\$.