LOT 216
NASSAU CROSSING PHASE 1
OR 2344/490

GRIDER DWAYNE & ISABELLA
86272 EXPRESS CT
YULEE, FL 32097

2025

42-2N-27-1090-0216-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

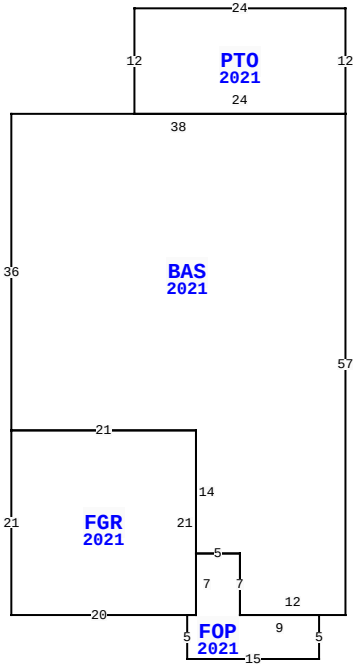
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,690	100	2021	1,690	193,645
FGR	441	55	2021	243	27,844
FOP	110	30	2021	33	3,781
PTO	288	5	2021	14	1,604
TOTALS	2,529			1,980	226,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,980	115.7380	115.74	229,165	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1690 HX Base Yr 2023



86272 EXPRESS CT, 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		226,873
TOTAL MARKET OB/XF VALUE		3,459
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		280,332
SOH/AGL Deduction		9,742
ASSESSED VALUE		270,590
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		219,868
TOTAL JUST VALUE		280,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001804	CO ISSUED	0	02/16/2021
20008134	NEW CONSTR	234,649	09/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2536/1922	2/07/2022	WD	Q	I	01	325,000
GRANTOR: FERCH CYNTHIA ANN						
GRANTEE: GRIDER DWAYNE & ISA						
2435/0749	2/16/2021	SW	Q	I	02	238,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FERCH CYNTHIA ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W38 S36 FGR=[YR=2021] S21 E20 FOP=[YR=2021] S5 E15 N5 W9 N7 W5 S7 W1$ E1 N21 W21$ E21 S14 E5 S7 E12 N57$ PTO=[YR=2021] N12 W24 S12 E24$.

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	672.00	SF	5.20	5.20	100	2021	2021	3	99	3,459	

LAND DESCRIPTION

TOTAL OB/XF 3,459

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 05/17/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS