LOT 219
NASSAU CROSSING PHASE 1
OR 2344/490

MCMILLEN DONELL TYREE JR & JANESSA R
86296 EXPRESS CT
YULEE, FL 32097

2025

42-2N-27-1090-0219-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

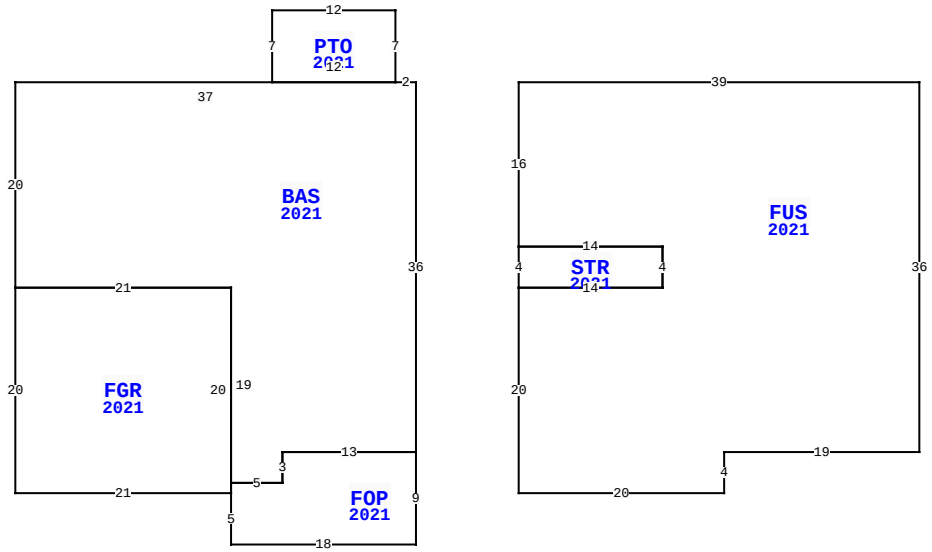
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	84	5	2021	4	440
STR	56	10	2021	6	658
TOTALS	3,218			2,796	306,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,796	110.8800	110.88	310,020	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2511 HX Base Yr 2024



86296 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		306,920
TOTAL MARKET OB/XF VALUE		3,050
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		359,970
SOH/AGL Deduction		3,825
ASSESSED VALUE		356,145
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		305,423
TOTAL JUST VALUE		359,970
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005621	NEW CONSTR	332,615	08/26/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2467/1535	6/03/2021	SW	Q	I	01	294,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MCMILLEN DONELL TYR						
2382/1039	8/06/2020	WD	Q	V	05	807,600
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

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$.

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	0810	CONCRETE A	0	100	0	0	474.00	SF	6.50	6.50	100	2021	2021	3	99	3,050	

LAND DESCRIPTION

TOTAL OB/XF 3,050

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