

LOT 221
NASSAU CROSSING PHASE 1
OR 2344/490

ET-3 LP
86293 EXPRESS COURT
YULEE, FL 32097

2025

42-2N-27-1090-0221-0000



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,700	100	2021	1,700	196,440
FGR	400	55	2021	220	25,421
FOP	120	30	2021	36	4,160
PTO	70	5	2021	4	462
TOTALS	2,290			1,960	226,483

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	599.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,960	116.7180	116.72	228,771	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM - 0% - 0

Heated Area: 1700

HX Base Yr

BLD DATE		LGL DATE	03/12/2024	MLU
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TOTAL OB/XF									
3,084									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					226,483				
TOTAL MARKET OB/XF VALUE					3,084				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					279,567				
SOH/AGL Deduction					0				
ASSESSED VALUE					279,567				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					279,567				
TOTAL JUST VALUE					279,567				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					269,322				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003504	CO ISSUED	0	03/23/2021
20009831	NEW CONSTR	232,280	10/16/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2449/1183	3/30/2021	SW	Q	I	01	250,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ET-3 LP						
2382/1039	8/06/2020	WD	Q	V	05	807,600
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W29 PT0=[YR=2021] N7 W10 S7 E10\$ W10 S55 E5 FOP=[YR=2021] S5 E15 N5 FGR=[YR=2021] E19 N20 W20 S20 E1\$ W1 N9 W5 S9 W9\$ E9 N9 E 5 N11 E20 N35\$.									