LOT 225
NASSAU CROSSING PHASE 1
OR 2344/490

TANCHAK JEFFREY CLARK
86261 EXPRESS CT
YULEE, FL 32097

2025

42-2N-27-1090-0225-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

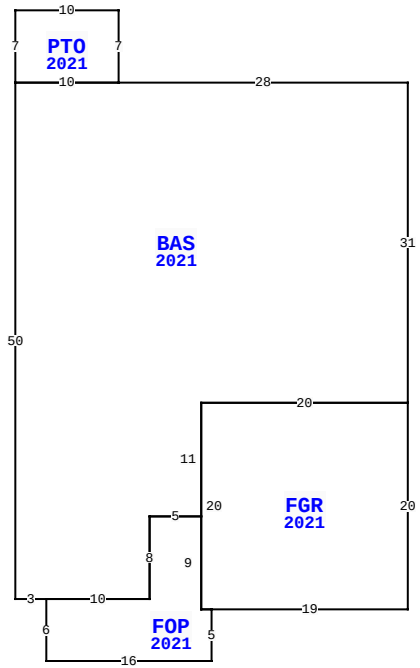
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,480	100	2021	1,480	175,971
FGR	400	55	2021	220	26,158
FOP	135	30	2021	40	4,756
PTO	70	5	2021	4	475
TOTALS	2,085			1,744	207,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,744	120.1000	120.10	209,454	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1480 HX Base Yr 2022



86261 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		207,359
TOTAL MARKET OB/XF VALUE		3,295
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		260,654
SOH/AGL Deduction		38,193
ASSESSED VALUE		222,461
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		171,739
TOTAL JUST VALUE		260,654
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009843	NEW CONSTR	206,373	10/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2457/1403	3/30/2021	SW	Q	I	01	238,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: TANCHAK JEFFREY CLA						
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] W28 PTO=[YR=2021] N7 W10 S7 E10$ W10 S50 E3 FOP=[YR=2021] S6 E16 N5 FGR=[YR=2021] E19 N20 W20 S20 E1$ W1 N9 W5 S8 W10$ E10 N8 E5 N11 E20 N31$.

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	640.00	SF	5.20	5.20	100	2021	2021	3	99	3,295	

LAND DESCRIPTION

TOTAL OB/XF 3,295

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