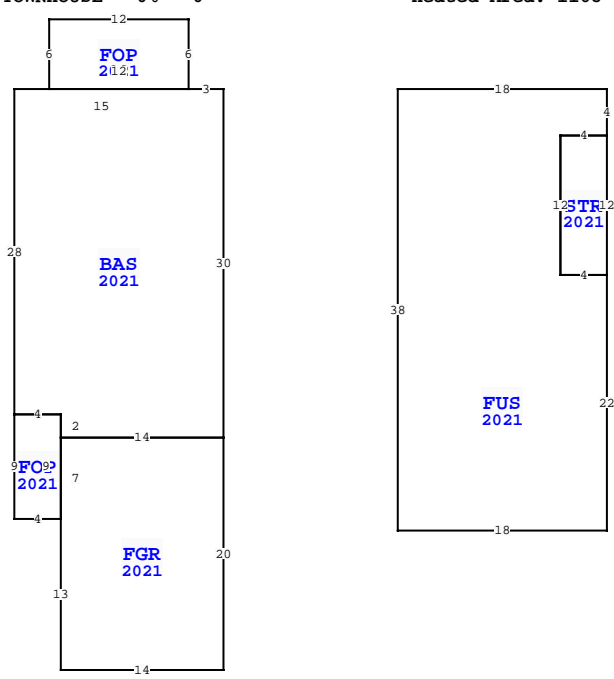




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2.5	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	4092.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	532	100	2021
FGR	280	55	2021
FOP	36	30	2021
FOP	72	30	2021
FUS	636	100	2021
STR	48	10	2021
TOTALS	1,604		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 0%	- 0	125.63	170,857	2021	2021	0	0	1.00	99.00
Heated Area: 1168						HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			169,148
TOTAL MARKET OB/XF VALUE			1,519
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			220,667
SOH/AGL Deduction			0
ASSESSED VALUE			220,667
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			220,667
TOTAL JUST VALUE			220,667
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			203,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011204	NEW CONSTR	157,351	11/16/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2502/1460	9/30/2021	SW	Q	I	01	225,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DECRISPINO MARK J						
2407/0566	11/05/2020	WD	Q	V	05	1,024,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	295.00	SF	5.20	5.20	100	2021

BLD DATE	04/17/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/30/2025
INC DATE			AG DATE	

BUILDING NOTES	
86816 MAINLINE RD, YULEE	

BUILDING DIMENSIONS
 BAS=[YR=2021] W3 FOP=[YR=2021] N6 W12 S6 E12\$ W15 S28
 FOP=[YR=2021] S9 E4 FGR=[YR=2021] S13 E14 N20 W14 S7\$ N9 W4\$
 E4 S2 E14 N30\$ PTR=E15 FUS=[YR=2021] E18 S4 STR=[YR=2021] S12
 W4 N12 E4\$ W4 S12 E4 S22 W18 N38\$ W15\$.

LAND DESCRIPTION												TOTAL OB/XF												
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							