



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		1	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	2023
FGR	280	55	2023
FOP	36	30	2023
FOP	72	30	2023
FUS	636	100	2023
STR	48	10	2023
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%	- 2024								
Heated Area: 1168						HX Base Yr					
BLD DATE	XF DATE	INC DATE	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/30/2025 MLU		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			170,857
TOTAL MARKET OB/XF VALUE			2,340
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			223,197
SOH/AGL Deduction			0
ASSESSED VALUE			223,197
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			223,197
TOTAL JUST VALUE			223,197
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			204,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000837	CO ISSUED	0	01/19/2023
21010449	NEW CONSTR	193,321	11/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2615/1367	1/24/2023	SW	Q	I	01	244,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: YATES KAREN E TRUST						
2507/0758	10/21/2021	WD	Q	V	05	512,000
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	0	0		6.50	100	2024	2023		100	2,340	

BUILDING NOTES			
86632 SHORTLINE CIR, YULEE			

BUILDING DIMENSIONS			
BAS2023=W3 FOP2023=N6 W12 S6 E12\$ W15 S30 FGR2023=S20 E14 N13 FOP2023=E4 N9 W4 S9\$ N7 W14\$ E14 N2 E4 N28\$ PTR=E15 FUS2023=E18 S4 STR2023=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							