LOT 3
NASSAU STATION OR 2425/1321

CLOSE TIFFANY RENEE LIVING TRUST/CLOSE TIFFANY REN
75180 NASSAU STATION WAY
YULEE, FL 32097

2026

08-2N-27-0215-0003-0000

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

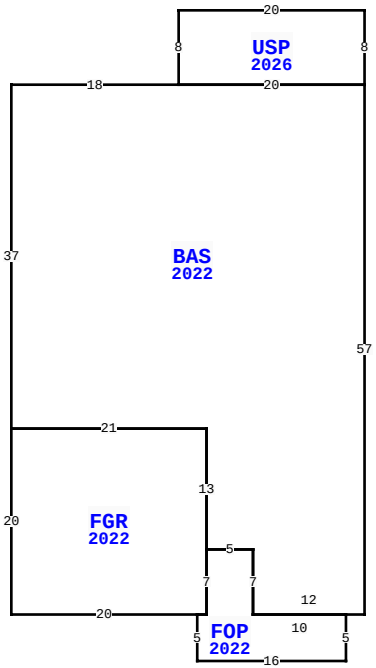
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4093.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	2022	1,711	205,842
FGR	420	55	2022	231	27,790
FOP	115	30	2022	34	4,091
USP	160	30	2026	48	5,775
TOTALS	2,406			2,024	243,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,024	115.7380	121.52	245,956	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 1711 HX Base Yr 2025



75180 NASSAU STATION WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		243,496
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		293,496
SOH/AGL Deduction		0
ASSESSED VALUE		293,496
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		242,085
TOTAL JUST VALUE		293,496
NCON VALUE		5,292
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002783	CO ISSUED	0	02/18/2022
21002334	NEW CONSTR	250,094	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2775/84	2/27/2025	QC	U	I	11	100
GRANTOR: CLOSE TIFFANY RENEE						
GRANTEE: CLOSE TIFFANY RENEE						
2704/92	2/28/2024	TD	Q	I	02	318,000
GRANTOR: BAURIES GEORGE J II T						
GRANTEE: CLOSE TIFFANY RENEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W20 W18 S37 E21 S13 E5 S7 E12 N57 $
FGR=[YR=2022;ORIG=-38,37] S20 E20 E1 N7 N13 W21 $
FOP=[YR=2022;ORIG=-18,57] S5 E16 N5 W10 N7 W5 S7 W1 $
USP=[YR=2026;ORIG=0,-8] W20 S8 E20 N8 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS