LOT 22
NASSAU STATION OR 2425/1321

TATUM KEITH JARROD & MELISSA G
75080 NASSAU STATION WAY
YULEE, FL 32097

2026

08-2N-27-0215-0022-0000

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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

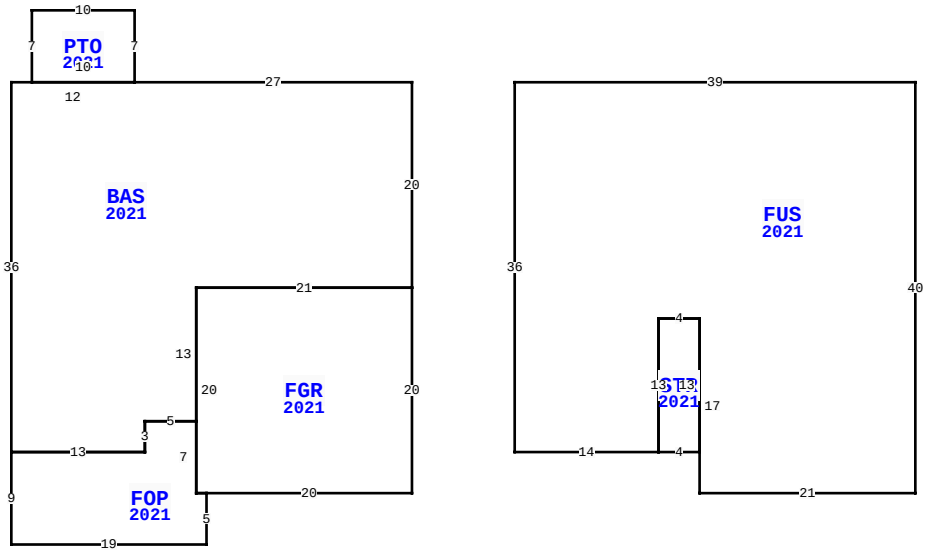
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4093.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,053	100	2021	1,053	124,517
FGR	420	55	2021	231	27,316
FOP	182	30	2021	55	6,504
FUS	1,436	100	2021	1,436	169,806
PTO	70	5	2021	4	473
STR	52	10	2021	5	591
TOTALS	3,213			2,784	329,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,784	114.3360	120.05	334,219	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 0% - 0 Heated Area: 2489 HX Base Yr



75080 NASSAU STATION WAY, YULEE

BLD DATE	03/29/2022 NW	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	329,206
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	379,206
SOH/AGL Deduction	0
ASSESSED VALUE	379,206
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	379,206
TOTAL JUST VALUE	379,206
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	368,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003517	NEW CONSTR	335,935	03/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2507/0101	10/19/2021	SW	Q	I	01	325,800
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: TATUM KEITH JARROD						
2433/1584	2/11/2021	WD	Q	V	05	960,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W27 PTO=[YR=2021] N7 W10 S7 E10$ W12 S36 FOP=[YR=2021] S9 E19 N5 FGR=[YR=2021] E20 N20 W21 S20 E1$ W1 N7 W5 S3 W13$ E13 N3 E5 N13 E21 N20$ PTR=E10 FUS=[YR=2021] S36 E14 STR=[YR=2021] E4 N13 W4 S13$ N13 E4 S17 E21 N40 W39$ W10$.

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	0	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