

DOUGHERTY ERIN M & KYLE P
75031 NASSAU STATION WAY
YULEE, FL 32097

08-2N-27-0215-0042-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION
Exterior Wall03HARDIE BRD 100
Roof Structure03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floor11CLAY TILE 50
Interior Floor14CARPET 50
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms5 100
Bathrooms2 100
Frame02WOOD FRAME 100

Stories Units2. 2. 100
Units0 100
Occupancy00NONE 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4093.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,053	100	2021	1,053	118,667
FGR	420	55	2021	231	26,033
FOP	182	30	2021	55	6,199
FUS	1,436	100	2021	1,436	161,829
PTO	70	5	2021	4	451
STR	52	10	2021	5	563

TOTALS3,2132,784313,739

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCTNORM% CONDDORADJUSTMENTSTAXES
0100012,784108.9600114.41318,51720212021001.5098.50
1 SINGLE FAM 100% - 2022Heated Area: 2489HX Base Yr 2022

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VALUATION BY TAX Group: 4Tax Dist:
BUILDING MARKET VALUE313,739
TOTAL MARKET OB/XF VALUE0
TOTAL LAND VALUE - MARKET50,000
TOTAL MARKET VALUE363,739
SOH/AGL Deduction95,645
ASSESSED VALUE268,094
TOTAL EXEMPTION VALUE HX HB51,411
BASE TAXABLE VALUE216,683
TOTAL JUST VALUE363,739
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE358,542

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCDSALE PRICE
2492/04438/27/2021SWQI01328,000
GRANTOR:D R HORTON INC-JACKSO
GRANTEE:DOUGHERTY ERIN M &
2428/14611/26/2021WDQV05600,000
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\$.

LAND DESCRIPTION TOTAL OB/XF0

LUSE CLSLAND USE CAPRD LOC FRONT DEPTH TOT UNITUNIT DPHT %TOT UNITADJ LNDPRICEADJ UNDLAND OTHERADJUSTMENTS AND NOTESTOTAL ACRES DENSITY DECL FRZ YR CONSRV
CODEDESCRIPTIONCAPRDLZONEFRONTDEPTHTOT LNDDUTSYNETYPEFACTCONDADJPRIEUPRICELANDVALUEANDNOTESYEARENSITYDECLFRZYRCNSRV
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