LOT 51
NASSAU STATION OR 2425/1321

SULLIVAN MATTHEW E III
75087 NASSAU STATION WAY
YULEE, FL 32097

2026

08-2N-27-0215-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

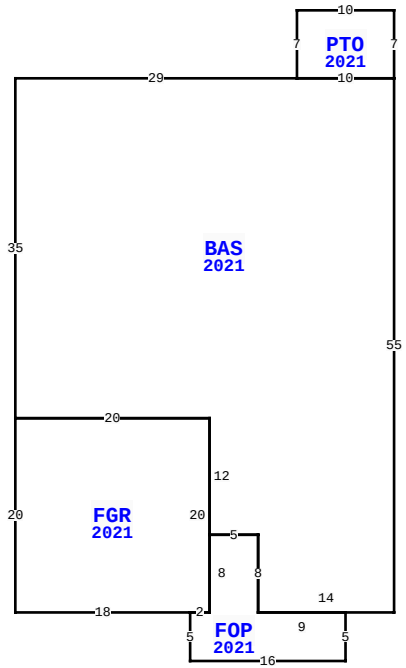
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,705	100	2021	1,705	205,814
FGR	400	55	2021	220	26,557
FOP	120	30	2021	36	4,346
PTO	70	5	2021	4	483
TOTALS	2,295			1,965	237,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,965	116.7180	122.55	240,811	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2022 Heated Area: 1705 HX Base Yr 2022



BLD DATE	03/29/2022 NW	LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

75087 NASSAU STATION WAY, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		237,199
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		287,199
SOH/AGL Deduction		42,023
ASSESSED VALUE		245,176
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		193,765
TOTAL JUST VALUE		287,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004392	NEW CONSTR	234,598	04/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2502/1275	9/30/2021	SW	Q	I	01	301,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SULLIVAN MATTHEW E						
2448/1201	4/01/2021	WD	Q	V	05	1,560,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] W10 S7 BAS=[YR=2021] W29 S35 FGR=[YR=2021] S20 E18 FOP=[YR=2021] S5 E16 N5 W9 N8 W5 S8 W2$ E2 N20 W20$ E20 S12 E5 S8 E14 N55 W10$ E10 N7$.

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