LOT 61
NASSAU STATION OR 2425/1321

FRANCIS ADRIAN LENNIE DION
75149 NASSAU STATION WAY
YULEE, FL 32097

2026

08-2N-27-0215-0061-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

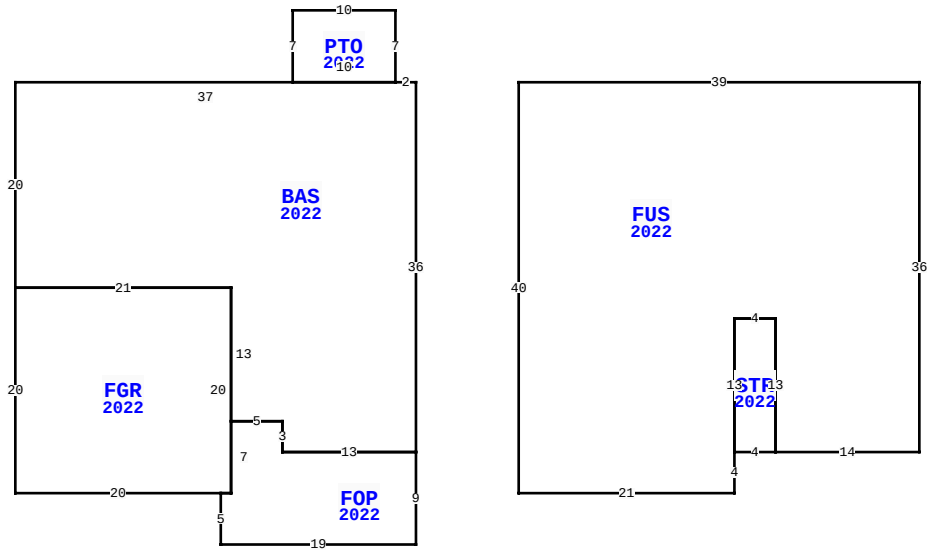
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	2022	1,053	125,149
FGR	420	55	2022	231	27,455
FOP	182	30	2022	55	6,537
FUS	1,436	100	2022	1,436	170,668
PTO	70	5	2022	4	475
STR	52	10	2022	5	594
TOTALS	3,213			2,784	330,877

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	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2026 Heated Area: 2489 HX Base Yr



75149 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		330,877
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		380,877
SOH/AGL Deduction		0
ASSESSED VALUE		380,877
TOTAL EXEMPTION VALUE	13	380,877
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		380,877
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001169	CO ISSUED	0	01/20/2022
21006550	NEW CONSTR	354,548	05/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2532/1887	1/25/2022	SW	Q	I	01	358,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FRANCIS ADRIAN LENN						
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

BAS=[YR=2022] W2 PTO=[YR=2022] N7 W10 S7 E10$ W37 S20 FGR=[YR=2022] S20 E20 FOP=[YR=2022] S5 E19 N9 W13 N3 W5 S7 W1$ E1 N20 W21$ E21 S13 E5 S3 E13 N36$ PTR=E10 FUS=[YR=2022] S40 E21 N4 STR=[YR=2022] E4 N13 W4 S13$ N13 E4 S13 E14 N36 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	000100	C	RES	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