LOT 77
NASSAU STATION OR 2425/1321

BROWN DOMINICK L
75013 TRESTLE COURT
YULEE, FL 32097

2026

08-2N-27-0215-0077-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

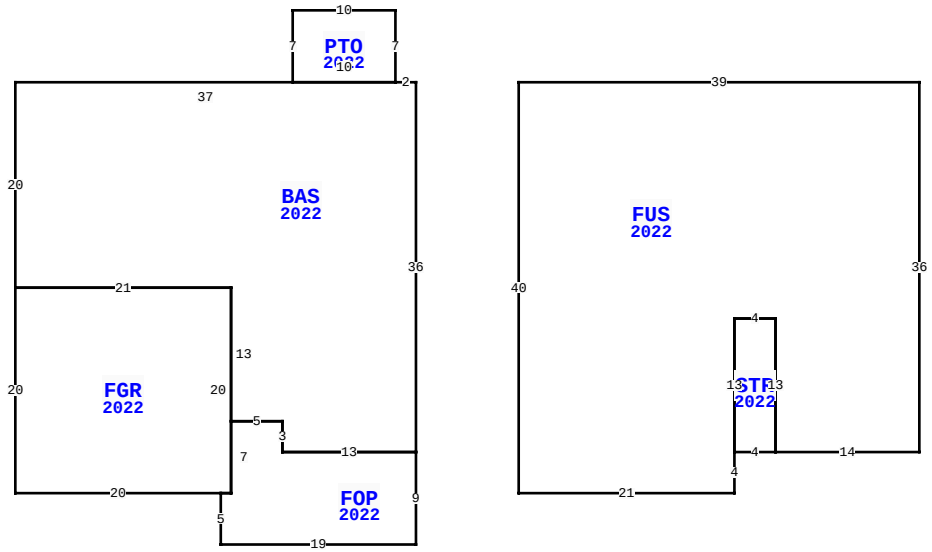
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	122,417
FGR	420	55	2022	231	26,855
FOP	182	30	2022	55	6,394
FUS	1,436	100	2022	1,436	166,943
PTO	70	5	2022	4	465
STR	52	10	2022	5	581
TOTALS	3,213			2,784	323,656

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	111.8400	117.43	326,925	2022	2022	0	0	0	1.00	99.00

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



75013 TRESTLE CT, 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		323,656
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		373,656
SOH/AGL Deduction		0
ASSESSED VALUE		373,656
TOTAL EXEMPTION VALUE	13	373,656
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		373,656
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006449	CO ISSUED	0	04/25/2022
21005178	NEW CONSTR	354,548	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2558/0838	4/22/2022	SW	Q	I	01	370,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BROWN DOMINICK L						
2485/0896	8/05/2021	WD	Q	V	05	960,000
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