LOT 10
NASSAU CROSSING PHASE 1
OR 2344/490

JOHNSTON KYLEY & ROBERT J
86325 BULL CT
YULEE, FL 32097

2026

42-2N-27-1090-0010-0000

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 60
Interior Floo	14	CARPET 40
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

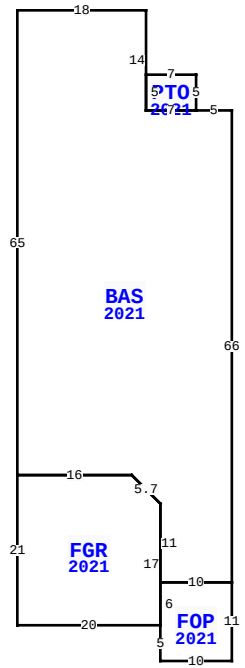
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4091.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,940	100	2021	1,940	229,671
FGR	412	55	2021	227	26,874
FOP	110	30	2021	33	3,907
PTO	35	5	2021	2	236
TOTALS	2,497			2,202	260,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,202	114.4640	120.19	264,658	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2023 Heated Area: 1940 HX Base Yr 2023



86325 BULL CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		260,688
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		310,688
SOH/AGL Deduction		6,418
ASSESSED VALUE		304,270
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		252,859
TOTAL JUST VALUE		310,688
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008219	NEW CONSTR	260,987	09/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2565/0117	5/16/2022	WD	Q	I	01	375,000
GRANTOR: FOWLER GABRIELLE N						
GRANTEE: JOHNSTON KYLEY & RO						
2436/1775	2/23/2021	SW	Q	I	01	259,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FOWLER GABRIELLE N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W5 PTO=[YR=2021] N5 W7 S5 E7 $ W7 N14 W18 S65
FGR=[YR=2021] S21 E20 FOP=[YR=2021] S5 E10 N11 W10 S6$ N17
L4 U4 W16$ E16 R4 D4 S11 E10 N66$.

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