LOT 11
NASSAU CROSSING PHASE 1
OR 2344/490

SNEAD JAMES D IV & JULIE A
86317 BULL CT
YULEE, FL 32097

2026

42-2N-27-1090-0011-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

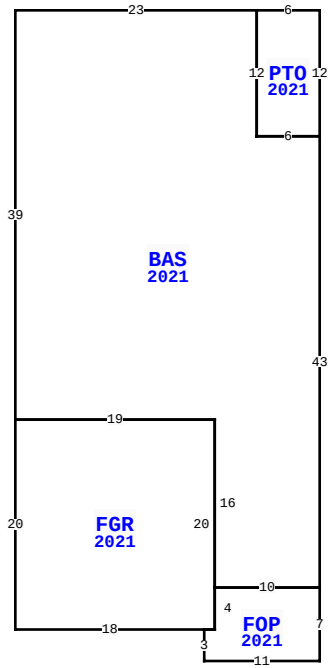
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,219	100	2021	1,219	154,064
FGR	380	55	2021	209	26,415
FOP	73	30	2021	22	2,781
PTO	72	5	2021	4	505
TOTALS	1,744			1,454	183,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,454	122.1960	128.31	186,563	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 0% - 0 Heated Area: 1219 HX Base Yr



86317 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	183,765
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	233,765
SOH/AGL Deduction	0
ASSESSED VALUE	233,765
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	233,765
TOTAL JUST VALUE	233,765
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002258	CO ISSUED	0	02/25/2021
20008518	NEW CONSTR	170,487	09/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2438/0663	2/25/2021	SW	Q	I	01	217,800
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SNEAD JAMES D IV &						
2382/1039	8/06/2020	WD	Q	V	05	807,600
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] W6 BAS=[YR=2021] W23 S39 FGR=[YR=2021] S20 E18 FOP=[YR=2021] S3 E11 N7 W10 S4 W1$ E1 N20 W19$ E19 S16 E10 N43 W6 N12$ S12 E6 N12 $.

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	0	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