LOT 33
NASSAU CROSSING PHASE 1
OR 2344/490

WILES FREDERICK ALAN II & HAYLEY
86005 CLUB CAR PLACE
YULEE, FL 32097

2026

42-2N-27-1090-0033-0000

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

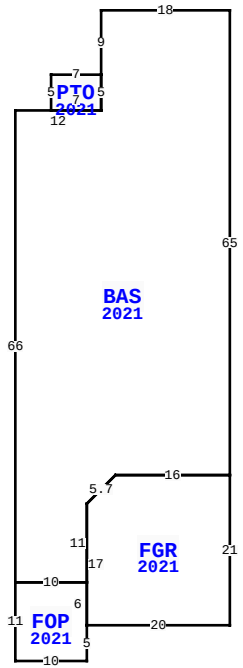
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
MKT AREA	04
NEIGHBORHOOD/LOC	4091.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,940	100	2021	1,940	232,213
FGR	412	55	2021	227	27,171
FOP	110	30	2021	33	3,950
PTO	35	5	2021	2	239
TOTALS	2,497			2,202	263,573

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	115.7380	121.52	267,587	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2024 Heated Area: 1940 HX Base Yr 2024



86005 CLUB CAR PL, 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		263,573
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		313,573
SOH/AGL Deduction		2,630
ASSESSED VALUE		310,943
TOTAL EXEMPTION VALUE	HX HB AM	189,354
BASE TAXABLE VALUE		121,589
TOTAL JUST VALUE		313,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008609	NEW CONSTR	260,987	09/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2659/1843	7/28/2023	WD	Q	I	01	360,000
GRANTOR: HALE NATHAN CHRISTOPH						
GRANTEE: WILES FREDERICK ALA						
2463/1781	5/21/2021	SW	Q	I	01	284,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HALE NATHAN CHRISTO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 S9 PTO=[YR=2021] W7 S5 E7 N5$ S5 W12 S66
FOP=[YR=2021] S11 E10 N5 FGR=[YR=2021] E20 N21 W16 L4 D4
S17$ N6 W10$ E10 N11 U4 R4 E16 N65$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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