LOT 36
NASSAU CROSSING PHASE 1
OR 2344/490

MUNSHOWER CAMERON A & VANESSA/
86130 MAINLINE RD
YULEE, FL 32097

2026

42-2N-27-1090-0036-0000

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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

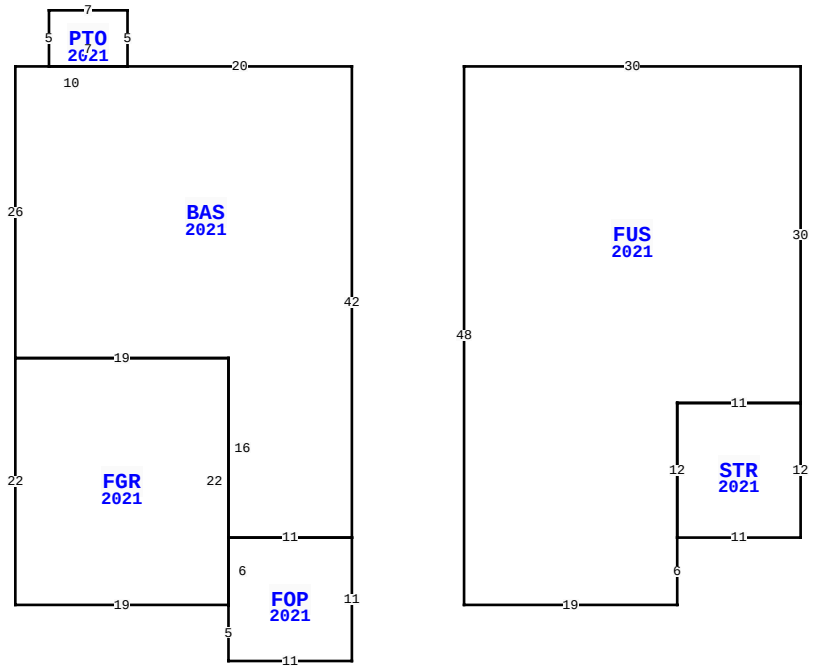
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	956	100	2021	956	109,629
FGR	418	55	2021	230	26,375
FOP	121	30	2021	36	4,128
FUS	1,242	100	2021	1,242	142,425
PTO	35	5	2021	2	230
STR	132	10	2021	13	1,490
TOTALS	2,904			2,479	284,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,479	110.8800	116.42	288,605	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2022 Heated Area: 2198 HX Base Yr



86130 MAINLINE RD, 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		284,276
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		334,276
SOH/AGL Deduction		5,284
ASSESSED VALUE		328,992
TOTAL EXEMPTION VALUE	13	328,992
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		334,276
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009889	CO ISSUED	0	07/27/2021
20011149	NEW CONSTR	294,102	11/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2482/1850	7/28/2021	SW	Q	I	01	294,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MUNSHOWER CAMERON A						
2407/0341	11/05/2020	WD	Q	V	05	1,031,700
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 PTO=[YR=2021] N5 W7 S5 E7$ W10 S26
FGR=[YR=2021] S22 E19 FOP=[YR=2021] S5 E11 N11 W11 S6$ N22
W19$ E19 S16 E11 N42$ PTR=E10 FUS=[YR=2021] S48 E19 N6
STR=[YR=2021] E11 N12 W11 S12$ N12 E11 N30 W30$ 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