

LOT 60
NASSAU CROSSING PHASE 1
OR 2344/490

STEEL BRIAN MICHAEL/BODDEN KRISTINA
86237 MAINLINE RD
YULEE, FL 32097

2026

42-2N-27-1090-0060-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	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	1.50	98.50
1 SINGLE FAM			100% - 2022			Heated Area: 2198			HX Base Yr 2022		
BLD DATE			LGL DATE			04/08/2026 MLU					
XF DATE			LAND DATE								
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
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		51,028	
ASSESSED VALUE		283,248	
TOTAL EXEMPTION VALUE		HX HB VX 56,411	
BASE TAXABLE VALUE		226,837	
TOTAL JUST VALUE		334,276	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		325,186	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017684	CO ISSUED	0	12/22/2021
21003605	NEW CONSTR	313,519	03/24/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2525/1008	12/27/2021	SW	Q	I	01	314,500	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: STEELE BRIAN MICHA							
2439/1984	3/04/2021	WD	Q	V	05	534,900	
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\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00	LT	