

LOT 76
NASSAU CROSSING PHASE 2
OR 2481/1580

SECRETARY OF HOUSING & URBAN DEVELOPMENT
C/O RESIDENTIAL ENHANCEMENTS I, 6434 LAWRENCE HWY
TUCKER, GA 30084

2026

42-2N-27-1090-0076-0000



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		5 100
Bathrooms		3 100
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	1,083	100	2022	1,083	124,822
FGR	420	55	2022	231	26,624
FOP	147	30	2022	44	5,071
FUS	1,428	100	2022	1,428	164,586
PTO	84	5	2022	4	461
STR	56	10	2022	6	692

TOTALS 3,218 2,796 322,255

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

1 000134 C RES POND 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

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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,796	110.8800	116.42	325,510	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 0% - 2026 Heated Area: 2511 HX Base Yr

The floor plan diagram illustrates a building layout with several rooms and their dimensions. The rooms are labeled as follows:

- BAS 2022**: A large rectangular room with a width of 37 and a height of 20.
- FGR 2022**: A rectangular room with a width of 21 and a height of 20.
- PTO 2022**: A small rectangular room with a width of 12 and a height of 7.
- FOP 2022**: A small rectangular room with a width of 13 and a height of 3.
- STR 2022**: A small rectangular room with a width of 14 and a height of 4.
- FUS 2022**: A large rectangular room with a width of 39 and a height of 36.

Dimensions are provided for various segments of the building, including walls and openings. The overall layout is complex, with multiple rooms and corridors. The dimensions are as follows:

- Top wall of BAS 2022: 37
- Left wall of BAS 2022: 20
- Right wall of BAS 2022: 36
- Bottom wall of BAS 2022: 18
- Top wall of FGR 2022: 21
- Left wall of FGR 2022: 20
- Right wall of FGR 2022: 19
- Bottom wall of FGR 2022: 21
- Top wall of PTO 2022: 12
- Left wall of PTO 2022: 7
- Right wall of PTO 2022: 7
- Bottom wall of PTO 2022: 12
- Top wall of FOP 2022: 13
- Left wall of FOP 2022: 3
- Right wall of FOP 2022: 9
- Bottom wall of FOP 2022: 5
- Top wall of STR 2022: 14
- Left wall of STR 2022: 4
- Right wall of STR 2022: 4
- Bottom wall of STR 2022: 4
- Top wall of FUS 2022: 39
- Left wall of FUS 2022: 16
- Right wall of FUS 2022: 36
- Bottom wall of FUS 2022: 20

86723 NASSAU CROSSING WAY, YULEE

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

TOTAL OB/XF 0

ADJ UNIT PRICE 50,000.00

LAND VALUE 50,000

OTHER ADJUSTMENTS AND NOTES

YEAR DENSITY DECL FRZ YR CONSRV

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SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2846/1421	2/12/2026	SW U I	11
GRANTOR: DATA MORTGAGE INC			
GRANTEE: SECRETARY OF HOUSIN			
2774/1935	3/17/2025	CT U I	18
GRANTOR: CLERK OF COURT			
GRANTEE: DATA MORTGAGE INC			

SALE PRICE 100

295,100

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W2 PTO=[YR=2022] N7 W12 S7 E12\$ W37 S20

FGR=[YR=2022] S20 E21 FOP=[YR=2022] S5 E18 N9 W13 S3 W5 S1 \$

N20 W21\$ E21 S19 E5 N3 E13 N36\$ PTR=E10 FUS=[YR=2022] S16

STR=[YR=2022] E14 S4 W14 N4\$ E14 S4 W14 S20 E20 N4 E19 N36

W39\$ W10\$.