

LOT 114
NASSAU CROSSING PHASE 2
OR 2481/1580

WELLS ROGER T
86503 NASSAU CROSSING WAY
YULEE, FL 32097

2026

42-2N-27-1090-0114-0000



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 70			
Interior Floo	14	CARPET 30			
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	1,856	100	2022	1,856	221,412
FGR	420	55	2022	231	27,558
FOP	120	30	2022	36	4,295
PTO	70	5	2022	4	477
TOTALS	2,466			2,127	253,741

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,127	114.7580	120.50	256,304	2022	2022	0	0	1.00	99.00
1 SINGLE FAM 100% - 2023				Heated Area: 1856				HX Base Yr 2023			
BLD DATE			LGL DATE			04/08/2026 MLU					
XF DATE			LAND DATE								
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				253,741			
TOTAL MARKET OB/XF VALUE				0			
TOTAL LAND VALUE - MARKET				50,000			
TOTAL MARKET VALUE				303,741			
SOH/AGL Deduction				58,775			
ASSESSED VALUE				244,966			
TOTAL EXEMPTION VALUE				HX HB 51,411			
BASE TAXABLE VALUE				193,555			
TOTAL JUST VALUE				303,741			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				296,903			