LOT 157
NASSAU CROSSING PHASE 2
OR 2481/1580

HANLIN AARON/SCHMIDT RYAN A ET AL
86854 IRON RAIL CT
YULEE, FL 32097

2026

42-2N-27-1090-0157-0000

BUILDING CHARACTERISTICS

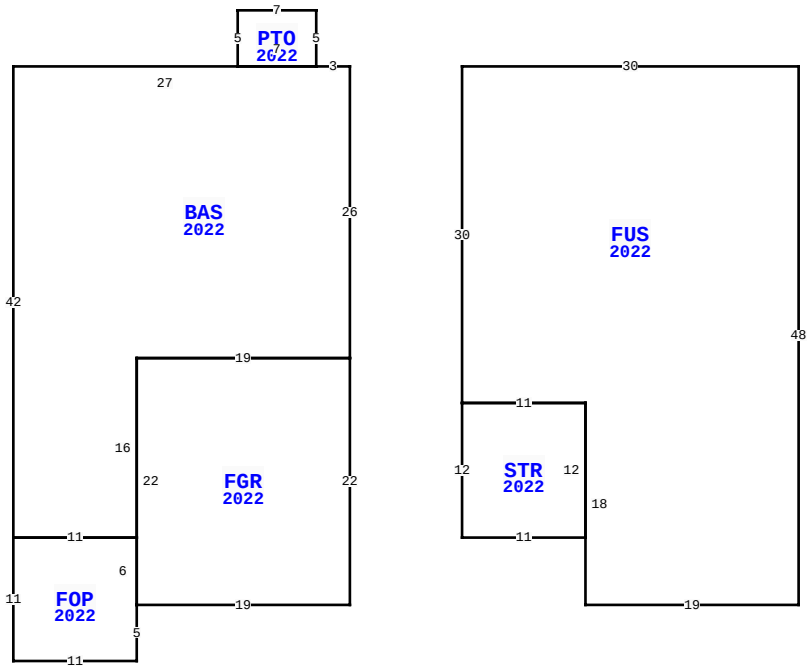
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2022	956	110,185
FGR	418	55	2022	230	26,509
FOP	121	30	2022	36	4,149
FUS	1,242	100	2022	1,242	143,148
PTO	35	5	2022	2	231
STR	132	10	2022	13	1,498
TOTALS	2,904			2,479	285,719

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	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 50% - 2023 Heated Area: 2198 HX Base Yr 2023



86854 IRON RAIL CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2026 MLU
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		285,719
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		335,719
SOH/AGL Deduction		6,795
ASSESSED VALUE		328,924
TOTAL EXEMPTION VALUE	HA HAB	51,411
BASE TAXABLE VALUE		277,513
TOTAL JUST VALUE		335,719
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009649	CO ISSUED	0	06/23/2022
21008687	NEW CONSTR	313,519	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/0897	6/23/2022	SW	Q	I	02	385,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HANLIN AARON & RYAN						
2494/0018	9/02/2021	WD	Q	V	05	1,221,400
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W3 PTO=[YR=2022] N5 W7 S5 E7 $ W27 S42
FOP=[YR=2022] S11 E11 N5 FGR=[YR=2022] E19 N22 W19 S22$ N6
W11$ E11 N16 E19 N26$ PTR=E10 FUS=[YR=2022] S30 STR=[YR=2022]
S12 E11 N12 W11$ E11 S18 E19 N48 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	000134	C	RES POND	50	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