LOT 189
NASSAU CROSSING PHASE 1
OR 2344/490

BAILEY BARBARA ANN
86114 RAILWAY PL
YULEE, FL 32097

2026

42-2N-27-1090-0189-0000

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 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

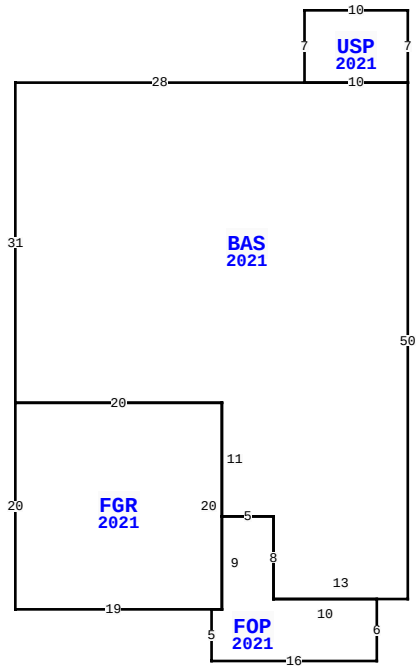
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,480	100	2021	1,480	183,829
FGR	400	55	2021	220	27,326
FOP	135	30	2021	40	4,968
USP	70	30	2021	21	2,608
TOTALS	2,085			1,761	218,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,761	120.1000	126.10	222,062	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2025 Heated Area: 1480 HX Base Yr 2025



86114 RAILWAY PL, 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		218,731
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		268,731
SOH/AGL Deduction		0
ASSESSED VALUE		268,731
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		217,320
TOTAL JUST VALUE		268,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010468	CO ISSUED	0	08/10/2021
20012834	NEW CONSTR	206,373	12/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2760/487	12/19/2024	WD	Q	I	01	325,000
GRANTOR: BRAFF NAOMI LIVING TR						
GRANTEE: BAILEY BARBARA ANN						
2488/0307	8/13/2021	SW	Q	I	01	267,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BRAFF NAOMI LIVING						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2021] W10 S7 BAS=[YR=2021] W28 S31 FGR=[YR=2021] S20 E19 FOP=[YR=2021] S5 E16 N6 W10 N8 W5 S9 W1$ E1 N20 W20 $ E20 S11 E5 S8 E13 N50 W10$ E10 N7$.

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	000135	C	RES NATURAL	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