LOT 193
NASSAU CROSSING PHASE 1
OR 2344/490

VAONA AUSTYN MACKENZIE
86146 RAILWAY PL
YULEE, FL 32097

2026

42-2N-27-1090-0193-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

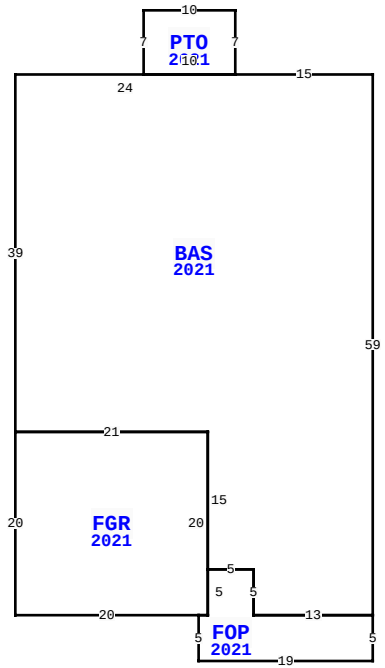
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2021	1,856	222,158
FGR	420	55	2021	231	27,650
FOP	120	30	2021	36	4,309
PTO	70	5	2021	4	479
TOTALS	2,466			2,127	254,596

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	115.7380	121.52	258,473	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 0% - 2026 Heated Area: 1856 HX Base Yr



86146 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	254,596
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	304,596
SOH/AGL Deduction	0
ASSESSED VALUE	304,596
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	304,596
TOTAL JUST VALUE	304,596
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012160	CO ISSUED	0	09/13/2021
20012836	NEW CONSTR	252,942	12/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2773/877	3/04/2025	WD	Q	I	01	350,000
GRANTOR: HALL FREDRICK & AUDRE						
GRANTEE: VAONA AUSTYN MACKEN						
2496/1934	9/14/2021	SW	Q	I	01	282,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HALL FREDRICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 PTO=[YR=2021] N7 W10 S7 E10$ W24 S39
FGR=[YR=2021] S20 E20 FOP=[YR=2021] S5 E19 N5 W13 N5 W5 S5
W1$ E1 N20 W21$ E21 S15 E5 S5 E13 N59$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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 PRINTED 07/09/2026 BY SYS