LOT 194
NASSAU CROSSING PHASE 1
OR 2344/490

FITE CHRISTINE M
76250 LONG POND LOOP
YULEE, FL 32097

2026

42-2N-27-1090-0194-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

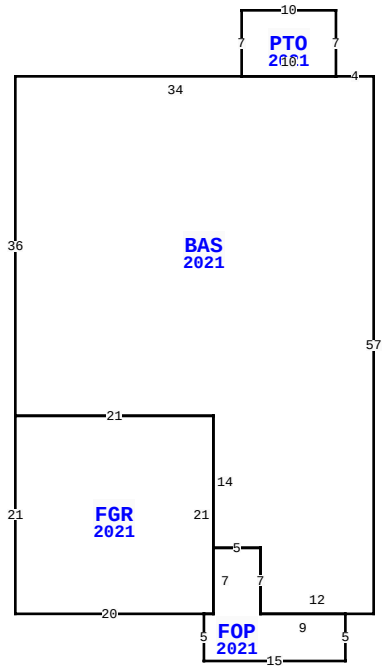
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,690	100	2021	1,690	202,288
FGR	441	55	2021	243	29,086
FOP	110	30	2021	33	3,950
PTO	70	5	2021	4	479
TOTALS	2,311			1,970	235,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,970	115.7380	121.52	239,394	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 0% - 0 Heated Area: 1690 HX Base Yr



86154 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	235,803
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	285,803
SOH/AGL Deduction	0
ASSESSED VALUE	285,803
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	285,803
TOTAL JUST VALUE	285,803
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010905	CO ISSUED	0	08/18/2021
20012857	NEW CONSTR	234,649	12/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2489/1980	8/20/2021	SW	Q	I	01	268,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FITE CHRISTINE M						
2418/0579	12/17/2020	WD	Q	V	05	325,400
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W4 PTO=[YR=2021] N7 W10 S7 E10$ W34 S36
FGR=[YR=2021] S21 E20 FOP=[YR=2021] S5 E15 N5 W9 N7 W5 S7 W1$
E1 N21 W21$ E21 S14 E5 S7 E12 N57$.

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	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