LOT 199
NASSAU CROSSING PHASE 1
OR 2344/490

LOWERY RYAN L
86355 HAMMERHEAD CT
YULEE, FL 32097

2026

42-2N-27-1090-0199-0000

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

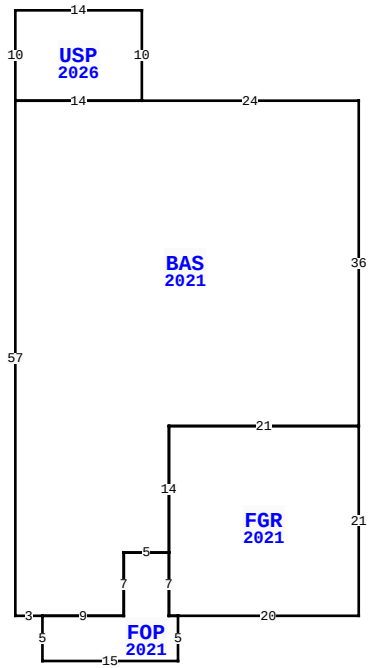
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

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
USP	140	30	2026	42	5,027
TOTALS	2,381			2,008	240,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,008	115.7380	121.52	244,012	2021	2021	0	0	0	1.50	98.50

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



86355 HAMMERHEAD CT, 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	240,352
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	290,352
SOH/AGL Deduction	0
ASSESSED VALUE	290,352
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	290,352
TOTAL JUST VALUE	290,352
NCON VALUE	5,027
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	281,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240013227	NEW SCRN ROOM (10	4,540	11/26/2024
20010171	NEW CONSTR	234,649	12/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2484/0313	7/30/2021	SW	Q	I	01	274,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: LOWERY RYAN L						
2407/0341	11/05/2020	WD	Q	V	05	1,031,700
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=0,0] W24 W14 S57 E3 E9 N7 E5 N14 E21 N36 $
FGR=[YR=2021;ORIG=-20,57] E20 N21 W21 S14 S7 E1 $
USP=[YR=2026;ORIG=-38,-10] E14 S10 W14 N10 $
FOP=[YR=2021;ORIG=-35,57] S5 E15 N5 W1 N7 W5 S7 W9 $
.

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	000100	C	RES	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