LOT 209
NASSAU CROSSING PHASE 1
OR 2344/490

MILLER PEGGY LEE
86216 EXPRESS CT
YULEE, FL 32097

2026

42-2N-27-1090-0209-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

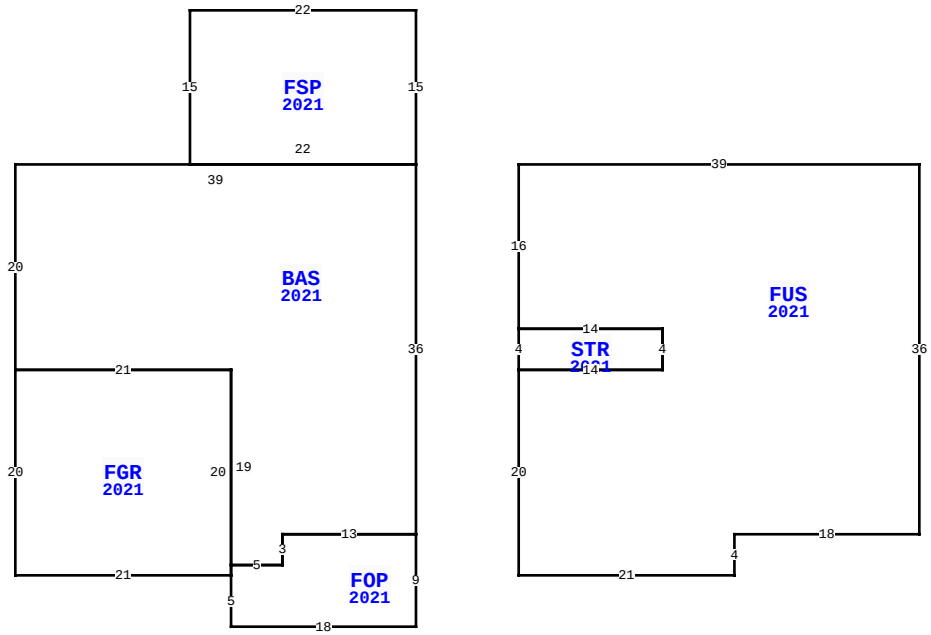
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,083	100	2021	1,083	121,610
FGR	420	55	2021	231	25,939
FOP	147	30	2021	44	4,941
FSP	330	40	2021	132	14,822
FUS	1,432	100	2021	1,432	160,799
STR	56	10	2021	6	674
TOTALS	3,468			2,928	328,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,928	108.5700	114.00	333,792	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2022 Heated Area: 2515 HX Base Yr 2022



86216 EXPRESS 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		328,785
TOTAL MARKET OB/XF VALUE		49,833
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		428,618
SOH/AGL Deduction		84,403
ASSESSED VALUE		344,215
TOTAL EXEMPTION VALUE	HX HB VX VP WX	259,374
BASE TAXABLE VALUE		84,841
TOTAL JUST VALUE		428,618
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014416	SWIM POOL	12,900	09/21/2022
22013985	ADDITION	10,000	09/14/2022
21007359	ADDITION	15,515	08/12/2021
21000343	CO ISSUED	0	01/14/2021
20008236	NEW CONSTR	330,007	09/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2429/0532	1/28/2021	SW	Q	I	01	277,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MILLER ROBERT STEWA						
2372/1914	7/02/2020	WD	Q	V	05	831,200
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] N15 W22 S15 E22$ BAS=[YR=2021] W39 S20 FGR=[YR=2021] S20 E21 FOP=[YR=2021] S5 E18 N9 W13 S3 W5 S1$ N20 W21$ E21 S19 E5 N3 E13 N36$ PTR=E10 FUS=[YR=2021] S16 STR=[YR=2021] S4 E14 N4 W14$ E14 S4 W14 S20 E21 N4 E18 N36 W39$ 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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2022	2022	03	100	40,000	
3	0911	SCRN RM A	0	100	0	0	607.00	SF	18.00	18.00	100	2022	2022	3	90	9,833	

LAND DESCRIPTION

TOTAL OB/XF 49,833

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	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