LOT 210
NASSAU CROSSING PHASE 1
OR 2344/490

POLK JOSHUA A
109 S 18TH ST
FERNANDINA BEACH, FL 32034

2026

42-2N-27-1090-0210-0000

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

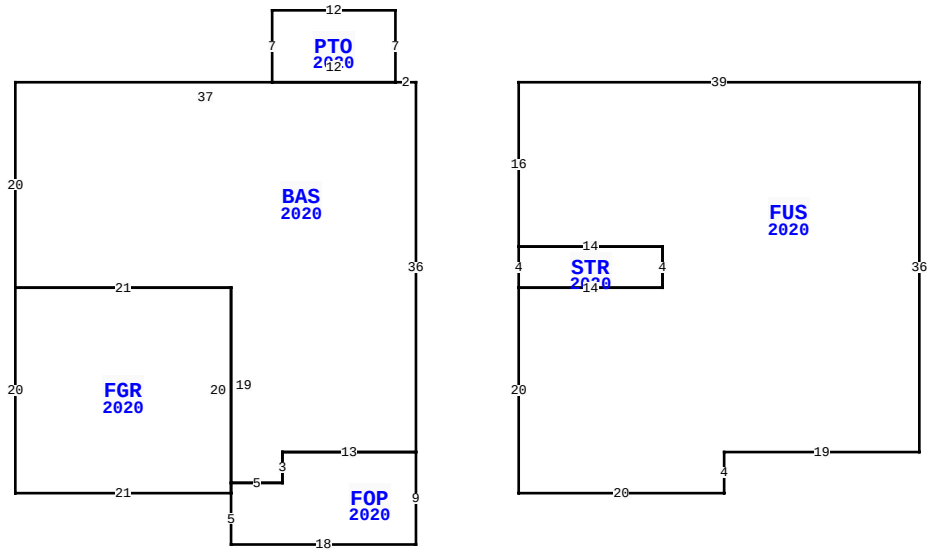
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,083	100	2020	1,083	123,561
FGR	420	55	2020	231	26,355
FOP	147	30	2020	44	5,020
FUS	1,428	100	2020	1,428	162,923
PTO	84	5	2020	4	457
STR	56	10	2020	6	685
TOTALS	3,218			2,796	319,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,796	110.8800	116.42	325,510	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 0% - 2025 Heated Area: 2511 HX Base Yr



86224 EXPRESS CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	319,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	369,000
SOH/AGL Deduction	0
ASSESSED VALUE	369,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	369,000
TOTAL JUST VALUE	369,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	358,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012841	CO ISSUED	0	12/22/2020
20005016	NEW CONSTR	332,615	08/13/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2421/0277	12/28/2020	SW	Q	I	01	283,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: POLK JOSHUA A						
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

FUS=[YR=2020;ORIG=10,0] S16 E14 S4 W14 S20 E20 N4 E19 N36 W39 $
BAS=[YR=2020;ORIG=0,0] W2 W37 S20 E21 S19 E5 N3 E13 N36 $
FGR=[YR=2020;ORIG=-39,20] S20 E21 N20 W21 $
FOP=[YR=2020;ORIG=-18,40] S5 E18 N9 W13 S3 W5 S1 $
PTO=[YR=2020;ORIG=-2,0] N7 W12 S7 E12 $
STR=[YR=2020;ORIG=10,16] S4 E14 N4 W14 $
PTR=[ORIG=0,0] E10 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

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