LOT 211
NASSAU CROSSING PHASE 1
OR 2344/490

STROMMER FRANK & DONNA L
86232 EXPRESS CT
YULEE, FL 32097

2026

42-2N-27-1090-0211-0000

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 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

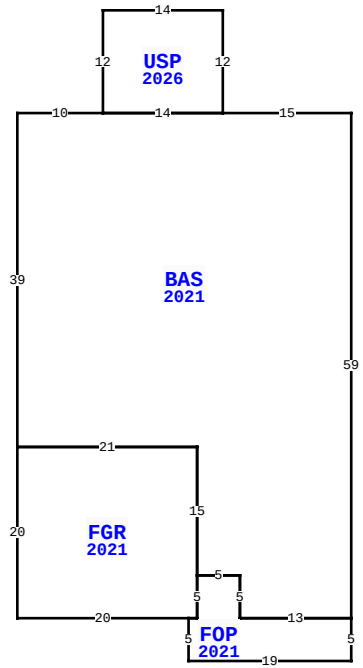
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2021	1,856	220,293
FGR	420	55	2021	231	27,418
FOP	120	30	2021	36	4,273
USP	168	30	2026	50	5,935
TOTALS	2,564			2,173	257,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,173	114.7580	120.50	261,846	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2025 Heated Area: 1856 HX Base Yr 2025



86232 EXPRESS CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		257,918
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		307,918
SOH/AGL Deduction		0
ASSESSED VALUE		307,918
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		256,507
TOTAL JUST VALUE		307,918
NCON VALUE		5,935
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240013126	NEW SCRN ROOM (12	5,448	11/21/2024
21008811	CO ISSUED	0	02/08/2021
20008811	NEW CONSTR	252,942	09/23/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2721/1112	6/19/2024	WD	Q	I	01	350,000
GRANTOR: CARNCROSS DENNIS L &						
GRANTEE: STROMMER FRANK & DO						
2434/1747	2/12/2021	SW	Q	I	01	255,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CARNCROSS DENNIS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=0,0] W15 W14 W10 S39 E21 S15 E5 S5 E13 N59 $
FGR=[YR=2021;ORIG=-39,39] S20 E20 E1 N5 N15 W21 $
FOP=[YR=2021;ORIG=-19,59] S5 E19 N5 W13 N5 W5 S5 W1 $
USP=[YR=2026;ORIG=-29,-12] E14 S12 W14 N12 $
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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	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