LOT 212
NASSAU CROSSING PHASE 1
OR 2344/490

HENKEL STEPHEN C/RODRIGUEZ MIRANDA K
753 MCCLURE DR
AUGUSTA, GA 30909

2026

42-2N-27-1090-0212-0000

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

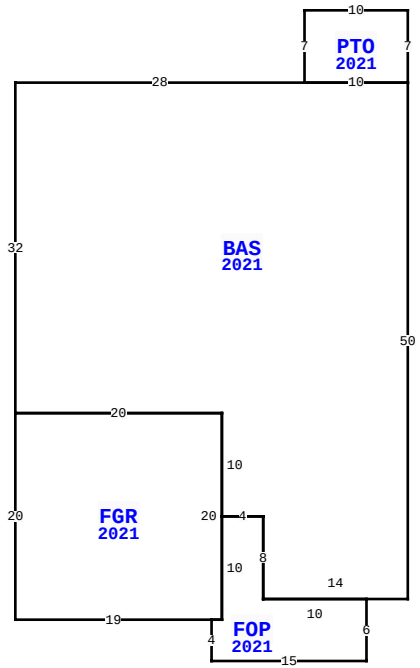
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	2021	1,508	185,761
FGR	400	55	2021	220	27,100
FOP	120	30	2021	36	4,434
PTO	70	5	2021	4	493
TOTALS	2,098			1,768	217,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,768	119.1000	125.06	221,106	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 0% - 2025 Heated Area: 1508 HX Base Yr



86240 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	217,789
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	267,789
SOH/AGL Deduction	0
ASSESSED VALUE	267,789
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,789
TOTAL JUST VALUE	267,789
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002016	CO ISSUED	0	02/22/2021
20009006	NEW CONSTR	206,373	09/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2446/1693	3/26/2021	SW	Q	I	01	265,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HENKEL STEPHEN C &						
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

PTO=[YR=2021] W10 S7 BAS=[YR=2021] W28 S32 FGR=[YR=2021] S20 E19 FOP=[YR=2021] S4 E15 N6 W10 N8 W4 S10 W1$ E1 N20 W20$ E20 S10 E4 S8 E14 N50 W10 $ E10 N7$.

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