LOT 214
NASSAU CROSSING PHASE 1
OR 2344/490

KEEN KENNETH ALAN & HANNAH GRACE
86256 EXPRESS COURT
YULEE, FL 32097

2026

42-2N-27-1090-0214-0000

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	14	CARPET 70
Interior Floo	11	CLAY TILE 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

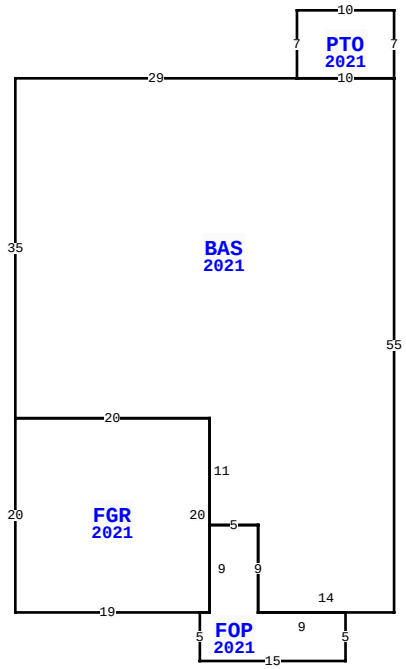
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,700	100	2021	1,700	194,527
FGR	400	55	2021	220	25,174
FOP	120	30	2021	36	4,119
PTO	70	5	2021	4	458
TOTALS	2,290			1,960	224,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,960	110.6420	116.17	227,693	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 0% - 2026 Heated Area: 1700 HX Base Yr



86256 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	224,278
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	274,278
SOH/AGL Deduction	0
ASSESSED VALUE	274,278
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	274,278
TOTAL JUST VALUE	274,278
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000344	CO ISSUED	0	01/14/2021
20008063	NEW CONSTR	232,280	09/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2838/1032	12/16/2025	WD	Q	I	01	330,000
GRANTOR: DENIS SHELLY M						
GRANTEE: KEEN KENNETH ALAN &						
2432/1203	2/09/2021	SW	U	I	11	100
GRANTOR: D.R. HORTON INC-JACKS						
GRANTEE: DENIS SHELLY M & JE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] W10 S7 BAS=[YR=2021] W29 S35 FGR=[YR=2021] S20 E19 FOP=[YR=2021] S5 E15 N5 W9 N9 W5 S9 W1$ E1 N20 W20$ E20 S11 E5 S9 E14 N55 W10$ E10 N7$.

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	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