LOT 228
NASSAU CROSSING PHASE 1
OR 2344/490

WINTER JOSEPH D II
86237 EXPRESS COURT
YULEE, FL 32097

2026

42-2N-27-1090-0228-0000

BUILDING CHARACTERISTICS

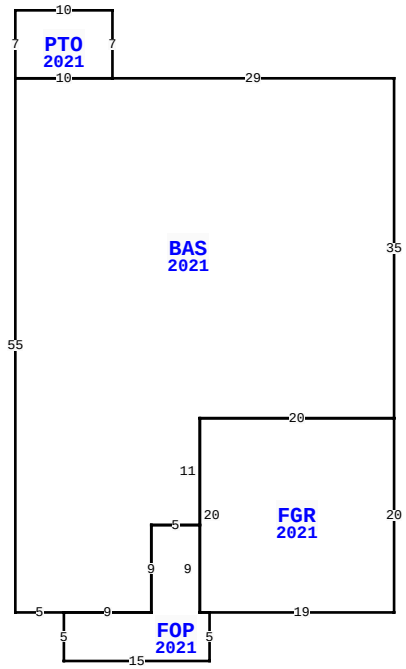
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	205,210
FGR	400	55	2021	220	26,557
FOP	120	30	2021	36	4,346
PTO	70	5	2021	4	483
TOTALS	2,290			1,960	236,595

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	116.7180	122.55	240,198	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2022 Heated Area: 1700 HX Base Yr 2022



86237 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		236,595
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		286,595
SOH/AGL Deduction		41,977
ASSESSED VALUE		244,618
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		193,207
TOTAL JUST VALUE		286,595
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001045	CO ISSUED	0	01/29/2021
20008227	NEW CONSTR	232,280	09/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2530/1389	5/12/2021	QC	U	I	11	100
GRANTOR: WINTER HOPE R A/K/A H						
GRANTEE: WINTER JOSEPH D II						
2431/0713	2/02/2021	SW	Q	I	01	241,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WINTER JOSEPH D II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W29 PTO=[YR=2021] N7 W10 S7 E10$ W10 S55 E5 FOP=[YR=2021] S5 E15 N5 FGR=[YR=2021] E19 N20 W20 S20 E1$ W1 N9 W5 S9 W9$ E9 N9 E5 N11 E20 N35$.

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	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