LOT 229
NASSAU CROSSING PHASE 1
OR 2344/490

TARACHAND JAGDESH
86229 EXPRESS CT
YULEE, FL 32097

2026

42-2N-27-1090-0229-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

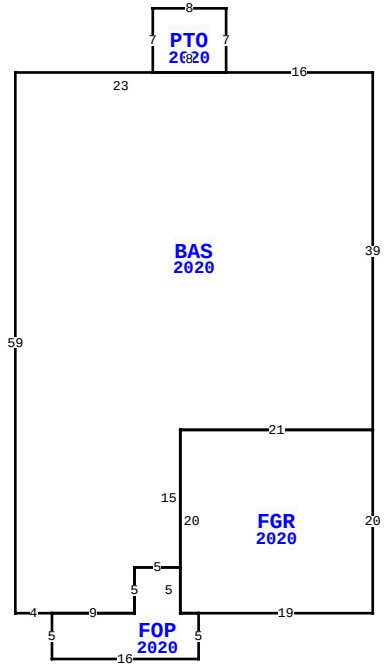
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,856	100	2020	1,856	221,030
FGR	420	55	2020	231	27,510
FOP	105	30	2020	32	3,811
PTO	56	5	2020	3	358
TOTALS	2,437			2,122	252,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,122	115.7380	121.52	257,865	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2026 Heated Area: 1856 HX Base Yr 2026



86229 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		252,708
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		302,708
SOH/AGL Deduction		0
ASSESSED VALUE		302,708
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		251,297
TOTAL JUST VALUE		302,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010395	CO ISSUED	0	10/28/2020
20003870	NEW CONSTR	250,237	06/15/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2613/1307	1/12/2023	WD	Q	I	01	354,000
GRANTOR: CURRY SHANE MICHEAL &						
GRANTEE: TARACHAND JAGDESH						
2405/0963	10/30/2020	SW	Q	I	01	244,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CURRY SHANE MICHEAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 PTO=[YR=2020] N7 W8 S7 E8$ W23 S59 E4
FOP=[YR=2020] S5 E16 N5 FGR=[YR=2020] E19 N20 W21 S20 E2$ W2
N5 W5 S5 W9$ E9 N5 E5 N15 E21 N39$.

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