LOT 230
NASSAU CROSSING PHASE 1
OR 2344/490

MCGRAW RANDALL & LORI
86221 EXPRESS CT
YULEE, FL 32097

2026

42-2N-27-1090-0230-0000

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

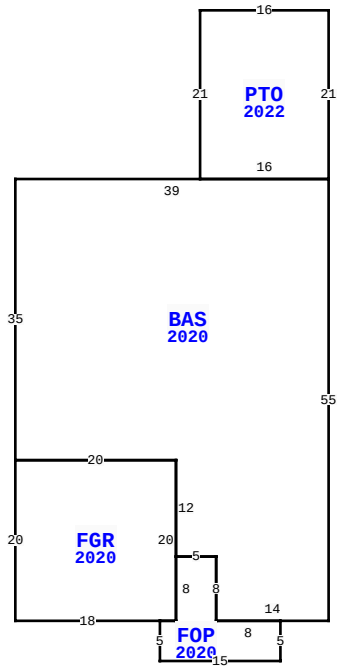
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,705	100	2020	1,705	204,769
FGR	400	55	2020	220	26,422
FOP	115	30	2020	34	4,084
PTO	336	5	2022	17	2,041
TOTALS	2,556			1,976	237,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,976	116.7180	122.55	242,159	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2025 Heated Area: 1705 HX Base Yr 2025



86221 EXPRESS CT, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		237,316
TOTAL MARKET OB/XF VALUE		44,406
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		331,722
SOH/AGL Deduction		24,479
ASSESSED VALUE		307,243
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		255,832
TOTAL JUST VALUE		331,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013811	SWIM POOL	12,900	09/12/2022
20010463	CO ISSUED	0	10/29/2020
20003867	NEW CONSTR	230,179	06/15/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2725/1771	7/18/2024	WD	Q	I	02	365,000
GRANTOR: DUGGAN ISAAC R						
GRANTEE: MCGRAW RANDALL & LO						
2408/0667	11/12/2020	SW	Q	I	01	237,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DUGGAN ISAAC R						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] N21 W16 S21 E16$ BAS=[YR=2020] W39 S35FGR=[YR=2020] S20 E18 FOP=[YR=2020] S5 E15N5 W8 N8 W5 S8 W2$ E2 N20 W20$E20 S12 E5 S8 E14 N55$.

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
4	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2022	2022	03	100	40,000	
6	0911	SCRN RM A	0	100	17	16	272.00	SF	18.00	18.00	100	2022	2022	3	90	4,406	

LAND DESCRIPTION

TOTAL OB/XF 44,406

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