LOT 14D
NASSAU CROSSING TOWNHOMES PH 2
OR 2486/1754

EISENBERG JACK
86690 SHORTLINE CIR
YULEE, FL 32097

**2026**

**42-2N-27-1091-014D-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 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 1 100 |
| Quality | 01 | Quality Level 01 |

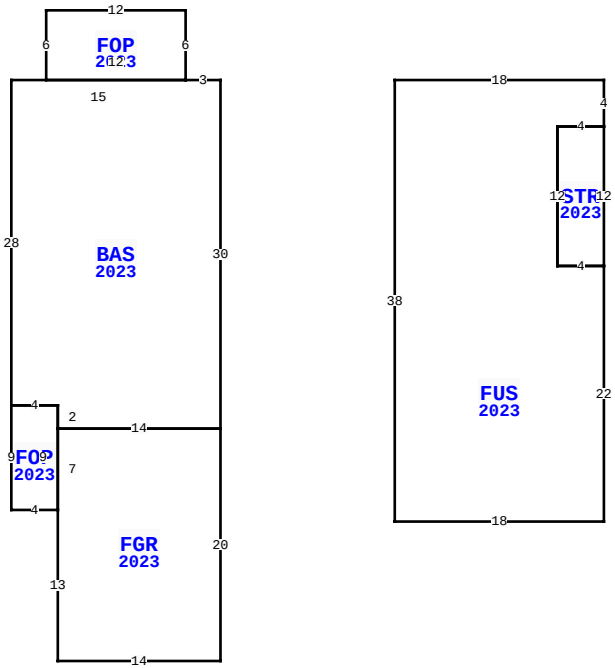
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4092.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 532 | 100 | 2023 | 532 | 61,493 |
| FGR | 280 | 55 | 2023 | 154 | 17,801 |
| FOP | 36 | 30 | 2023 | 11 | 1,272 |
| FOP | 72 | 30 | 2023 | 22 | 2,543 |
| FUS | 636 | 100 | 2023 | 636 | 73,515 |
| STR | 48 | 10 | 2023 | 5 | 578 |
| TOTALS | 1,604 | | | 1,360 | 157,201 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 01 | 1,360 | 110.6352 | 116.17 | 157,991 | 2023 | 2023 | 0 | 0 | 0 | 0.50 | 99.50 |

1 TOWNHOUSE 0% - 2024 Heated Area: 1168 HX Base Yr




86690 SHORTLINE CIR, 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 | 157,201 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 40,000 |
| TOTAL MARKET VALUE | 197,201 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 197,201 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 197,201 |
| TOTAL JUST VALUE | 197,201 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 222,788 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 23002529 | CO ISSUED | 0 | 02/24/2023 |
| 21015611 | NEW CONSTR | 192,321 | 11/10/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2622/1760 | 2/28/2023 | SW | Q | I | 01 | 234,000 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: EISENBERG JACK | | | | | | |
| 2511/1139 | 11/04/2021 | WD | Q | V | 05 | 256,000 |
| GRANTOR: PATRIOT RIDGE LLP | | | | | | |
| GRANTEE: D R HORTON INC-JACK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS2023=W3 FOP2023=N6 W12 S6
E12$ W15 S28 FOP2023=S9 E4
FGR2023= S13 E14 N20 W14 S7$
N9 W4$ E4 S2 E14 N30$ PTR=E15
FUS2023=E18 S4 STR2023=S12 W4
N12 E4$ W4 S12 E4 S22 W18 N38$
W15$.

## 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 | 40,000.00 | 40,000.00 | 40,000 | | | | | | | |

REVIEW DATE 04/19/2023 BY NW Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS