BLK 1 LOT 19 & PT OF LOT 20 &
PT OF JOHN LOWE MILL GRANT
SEC 42-2N-27E IN OR 2473/650

HERNANDEZ ALEJANDRO & LATASHA
86387 CALLAWAY DR
YULEE, FL 32097

2026

42-2N-27-4400-0001-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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	04	Quality Level 04

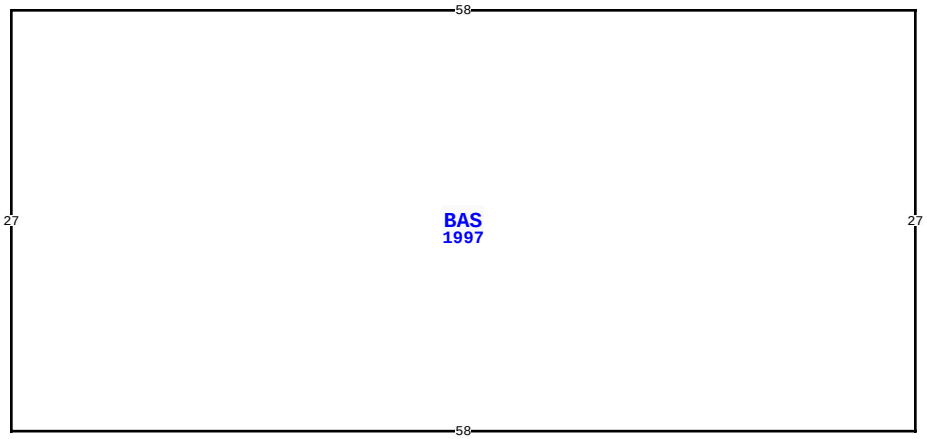
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	1997	1,566	149,790
TOTALS	1,566			1,566	149,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,566	116.7390	110.90	173,669	1997	1997	0	0	0	13.75	86.25

1 SFR MODULR 100% - 2022 Heated Area: 1566 HX Base Yr 2022



86387 CALLAWAY DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		149,790
TOTAL MARKET OB/XF VALUE		40
TOTAL LAND VALUE - MARKET		121,350
TOTAL MARKET VALUE		271,180
SOH/AGL Deduction		57,976
ASSESSED VALUE		213,204
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		161,793
TOTAL JUST VALUE		271,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704141	MH MOVE-ON	100,000	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2473/0650	6/11/2021	SW	Q	I	01	225,000
GRANTOR: RAZORBACK CAPITAL LLC						
GRANTEE: HERNANDEZ ALEJANDRO						
2401/0760	10/19/2020	CT	U	I	18	83,400
GRANTOR: CLERK OF COURT						
GRANTEE: RAZORBACK CAPITAL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W58 S27 E58 N27$.

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
2	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1980	1980	3	20	40	

LAND DESCRIPTION

TOTAL OB/XF 40

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	RSF-2	120.00	155.00	1.50	LT		1.00	1.00	1.00	65,000.00	65,000.00	97,500							
2	009100	C	UTILITY	0	0003	RSF-2	0.00	0.00	0.53	AC		1.00	1.00	0.50	90,000.00	45,000.00	23,850							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.53 Total Land Value: 121,350 Market: 0 Agricultural: 0 Common: 121,350 PRINTED 07/09/2026 BY SYS