LOT 22B
LIBERTY COVE PHASE 1 UNIT 1 OR 2

DR HORTON INC
4220 RACE TRACK RD STE 100
SAINT JOHNS, FL 32259

2026

45-2N-27-1205-022B-0000

BUILDING CHARACTERISTICS

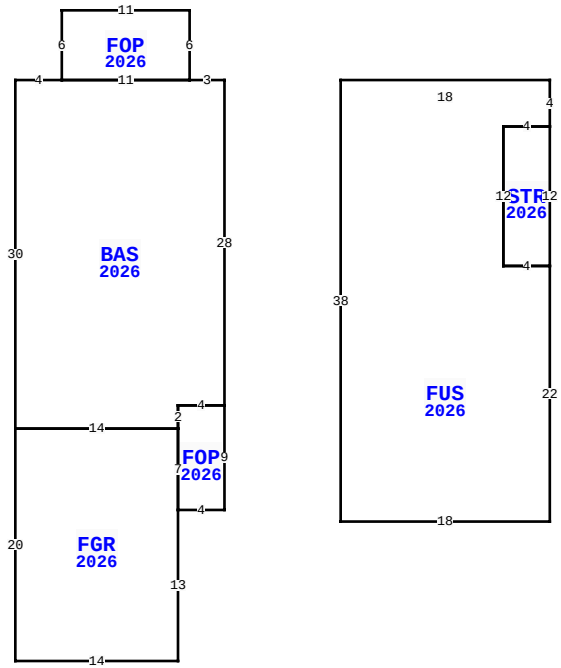
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4104.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	532	100	2026	532	69,538
FGR	280	55	2026	154	20,129
FOP	36	30	2026	11	1,438
FOP	66	30	2026	20	2,614
FUS	636	100	2026	636	83,132
STR	48	10	2026	5	654
TOTALS	1,598			1,358	177,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,358	124.4880	130.71	177,504	2025	2025	0	0	0	0.00	100.00

1 TOWNHOUSE 0% - 2026 Heated Area: 1168 HX Base Yr



248 COUNSEL ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	177,504
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	222,504
SOH/AGL Deduction	0
ASSESSED VALUE	222,504
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,504
TOTAL JUST VALUE	222,504
NCON VALUE	177,504
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	16,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO260000812			01/26/2026
B250009314	NEW TOWNHOME- 11	218,577	08/19/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2799/1747	7/10/2025	WD	Q	V	05	374,500

GRANTOR: LIBERTY COVE NASSAU L

GRANTEE: DR HORTON INC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2026;ORIG=10,0] E18 S4 W4 S12 E4 S22 W18 N38 $
BAS=[YR=2026;ORIG=0,0] W3 W11 W4 S30 E14 N2 E4 N28 $
FGR=[YR=2026;ORIG=-18,30] S20 E14 N13 N7 W14 $
FOP=[YR=2026;ORIG=-3,0] N6 W11 S6 E11 $
STR=[YR=2026;ORIG=28,4] S12 W4 N12 E4 $
FOP=[YR=2026;ORIG=-4,37] E4 N9 W4 S2 S7 $
PTR=[ORIG=0,0] E15 W15 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000310	C	TOWNHOUSE	0		PUD			1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/09/2026 BY DC Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/09/2026 BY SYS