

LOT 6
NASSAU CROSSING PHASE 1
OR 2344/490

KILCULLEN ANSEL H & LAUREN
86444 NASSAU CROSSING WAY
YULEE, FL 32097

2023

42-2N-27-1090-0006-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		31	HARDIE BRD 100		0100	01	1,921	115.7380	104.45	200,648	2020	2020	0	0	0	0.50	99.50	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2021										Heated Area: 1675					HX Base Yr 2021					Tax Group: 4		Tax Dist:							
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										199,645									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										4,407									
Interior Floo		11	CLAY TILE 70												TOTAL LAND VALUE - MARKET										45,000									
Interior Floo		14	CARPET 30												TOTAL MARKET VALUE										249,052									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										37,128									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										211,924									
Bedrooms			3 100												TOTAL EXEMPTION VALUE										HX HB		50,000							
Bathrooms			2 100												BASE TAXABLE VALUE										161,924									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										249,052									
Stories		1.	1. 100												NCON VALUE										0									
Units		0	100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										213,890																			
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	TOT ADJ AREA		SUBAREA MARKET VALUE																											
BAS		1,675		100	1,675		174,079																											
FGR		361		55	199		20,682																											
FOP		149		30	45		4,677																											
PTO		35		5	2		208																											
TOTALS		2,220			1,921		199,645																											
EXTRA FEATURES					86444 NASSAU CROSSING WAY, YULEE										BLD DATE				LGL DATE															
															XF DATE				LAND DATE															
															INC DATE				AG DATE															
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												
1	0811		CONCRETE B		0	100	0	0	856.00		SF	5.20	5.20		100	2020	2020	3	99	4,407														