

LOT 46
NASSAU CROSSING PHASE 1
OR 2344/490

HUBBARD DAVID M/FAUTNER LAQUINTA D
86210 MAINLINE RD
YULEE, FL 32097

2023

42-2N-27-1090-0046-0000



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	PAGE 1 of 1															
Exterior Wall	31	HARDIE BRD 100	0100	01	2,794	109.9200	99.20	277,165	2021	2021	0	0	0.00	100.00	VALUATION SUMMARY															
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023													Heated Area: 2480														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023														
Interior Wall	05	DRYWALL 100																												
Interior Floo	11	CLAY TILE 50																												
Interior Floo	14	CARPET 50																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	4	100																												
Bathrooms	2.5	100																												
Frame	02	WOOD FRAME 100																												
Stories	2.	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	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,080	100	1,080	107,136																										
FGR	440	55	242	24,006																										
FOP	210	30	63	6,250																										
FUS	1,400	100	1,400	138,880																										
PTO	35	5	2	198																										
STR	72	10	7	694																										
TOTALS			3,237	2,794	277,165																									
EXTRA FEATURES			86210 MAINLINE RD, YULEE																											
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			609.00	SF	5.20				3,167															
BLD DATE																														
XF DATE																														
INC DATE																														
LGL DATE																														
LAND DATE																														
AG DATE																														
BUILDING NOTES																														
BUILDING DIMENSIONS																														
BAS=[YR=2021] W3 PTO=[YR=2021] N5 W7 S5 E7 \$ W27 S34																														
FGR=[YR=2021] S22 E20 FOP=[YR=2021] S5 E10 N21 W10 S16\$ N22																														
W20\$ E20 S6 E10 N40\$ PTR= E10 FUS=[YR=2021] S56 E20 N24																														
STR=[YR=2021] E6 S8 E4 N12 W10 S4\$ N4 E10 N28 W30\$ W10\$.																														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000													
REVIEW DATE 12/03/2021 BY NW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																														