

LOT 153
NASSAU CROSSING PHASE 2
OR 2481/1580

COOPER LARRY & DANYELL/COPPER DANYELL
86822 IRON RAIL CT
YULEE, FL 32097

2023

42-2N-27-1090-0153-0000



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	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.	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,794	109.9200	99.20	277,165	2022	2022	0	0	0.00	100.00	
1 SINGLE FAM - 100% - 2023												
Heated Area: 2480												
HX Base Yr 2023												