

LOT 156
NASSAU CROSSING PHASE 2
OR 2481/1580

BENDER ROBERT DALE III
86846 IRON RAIL CT
YULEE, FL 32097

2023

42-2N-27-1090-0156-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 70		
Interior Floor	14	CARPET 30		
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	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	1,670	100	1,670	174,432
FGR	380	55	209	21,830
FOP	135	30	40	4,178
PTO	30	5	2	209
TOTALS	2,215		1,921	200,648

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,921	115.7380	104.45	200,648	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM - 100% - 2023

Heated Area: 1670

HX Base Yr 2023

Diagram showing a property lot with dimensions and area calculations. The lot is a rectangle with dimensions 22 by 52. The area is divided into three sections: BAS (1,670 sq ft), FGR (380 sq ft), and FOP (135 sq ft). The total area is 2,215 sq ft. The diagram also shows the perimeter of the lot and the area of the surrounding lots.

BLD DATE		LGL DATE	
YE DATE		LAND DATE	