

LOT 158
NASSAU CROSSING PHASE 2
OR 2481/1580

FONTANA CHRISTOPHER & BRITTANI C
86862 IRON RAIL CT
YULEE, FL 32097

2023

42-2N-27-1090-0158-0000



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			
The diagram shows a floor plan with four distinct building footprints, each labeled with its name and the year 2022. The footprints are: BAS 2022 (Basement), FGR 2022 (Front Garage), FOP 2022 (Front Porch), and FUS 2022 (Front Yard). The dimensions for each footprint are as follows: BAS 2022: A large rectangular footprint with a width of 27 and a height of 34. It has a small rectangular extension on the right side with a width of 7 and a height of 5. FGR 2022: A rectangular footprint with a width of 20 and a height of 22. It has a small rectangular extension on the right side with a width of 6 and a height of 10. FOP 2022: A small rectangular footprint with a width of 5 and a height of 10. FUS 2022: A large rectangular footprint with a width of 30 and a height of 28. It has a small rectangular extension on the right side with a width of 10 and a height of 4.											
BLD DATE				LGL DATE							
XF DATE				LAND DATE							