

LOT 182
NASSAU CROSSING PHASE 1
OR 2344/490

SHIPPEY CHRISTINE LYNNETTE
86058 RAILWAY PL
YULEE, FL 32097

2023

42-2N-27-1090-0182-0000



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 100		
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	1,480	100	1,480	165,627
FGR	400	55	220	24,620
FOP	135	30	40	4,476
PTO	70	5	4	448
TOTALS	2,085		1,744	195,171

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,744	124.0000	111.91	195,171	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM - 100% - 2023