

LOT 191
NASSAU CROSSING PHASE 1
OR 2344/490

KOZLOWSKI MICHAEL & MAUREEN/REDLINSKI KELLY A
86130 RAILWAY PL
YULEE, FL 32097

2023

42-2N-27-1090-0191-0000



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 70		
Interior Floo	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
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	1,700	100	1,700	179,078
FGR	400	55	220	23,175
FOP	120	30	36	3,792
PT0	70	5	4	421
TOTALS	2,290		1,960	206,466

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,960	116.7180	105.34	206,466	2021	2021	0	0	0.00	100.00
1 SINGLE FAM - 0% - 0						Heated Area: 1700		HX Base Yr			
The site map shows a rectangular lot with several internal divisions. The areas are labeled as follows: BAS 2021 (a large central area), FGR 2021 (a small area at the bottom left), FOP 2021 (a small area at the bottom center), and PTO 2021 (a small area at the top right). Dimensions are provided for each area and the overall lot. The lot is 35 units wide and 55 units deep. The FGR 2021 area is 20 units wide and 9 units deep. The FOP 2021 area is 5 units wide and 9 units deep. The PTO 2021 area is 7 units wide and 7 units deep. The BAS 2021 area is 29 units wide and 10 units deep. The overall lot dimensions are 35 units wide and 55 units deep.											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	