

LOT 195
NASSAU CROSSING PHASE 1
OR 2344/490

DANOFF BONITA R & DAVID A ET AL/STARK BETH I
86135 RAILWAY PL
YULEE, FL 32097

2023

42-2N-27-1090-0195-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	31	HARDIE BRD 100	0100	01	2,796	110.8800	100.07	279,796	2021	2021	0	0	0.00	100.00	STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022													Heated Area: 2511													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022													
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	5	100																											
Bathrooms	3	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	1,083	100	1,083	108,376																									
FGR	420	55	231	23,116																									
FOP	147	30	44	4,403																									
FUS	1,428	100	1,428	142,900																									
PTO	84	5	4	400																									
STR	56	10	6	600																									
TOTALS			3,218	2,796	279,796																								
EXTRA FEATURES			86135 RAILWAY PL, YULEE																										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES													
1	0811	CONCRETE B	0 100	0	0	649.00	SF	5.20	5.20	100	2021	2021	3	100	3,375														
BLD DATE																													
XF DATE																													
INC DATE																													
LGL DATE																													
LAND DATE																													
AG DATE																													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
BAS=[YR=2021] W25 PTO=[YR=2021] N7 W12 S7 E12\$ W14 S36																													
FOP=[YR=2021] S9 E18 N5 FGR=[YR=2021] E21 N20 W21 S20\$ N1 W5																													
N3 W13\$ E13 S3 E5 N19 E21 N20\$ PTR=E10 FUS=[YR=2021] S36 E19																													
S4 E20 N20 STR=[YR=2021] W14 N4 E14 S4\$ W14 N4 E14 N16 W39\$ W10\$.																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000												
REVIEW DATE 12/07/2021 BY NW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																													