

LOT 202
NASSAU CROSSING PHASE 1
OR 2344/490

BROWN JORDAN
86331 HAMMERHEAD CT
YULEE, FL 32097

2023

42-2N-27-1090-0202-0000



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	1,960	116.7180	105.34	206,466	2021	2021	0	0	0.00	100.00	STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022													Heated Area: 1700													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022													
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																									
PTO	70	5	4	421																									
TOTALS			2,290	1,960	206,466																								
EXTRA FEATURES			86331 HAMMERHEAD CT, 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	675.00	SF	5.20	5.20	100	2021	2021	3	100	3,510													
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297													
3	0476	VF 6 SBPL	0	100	0	0	84.00	LF	32.00	32.00	100	2021	2021	3	99	2,661													
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 12/06/2021 BY NW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																													