

LOT 230
NASSAU CROSSING PHASE 1
OR 2344/490

DUGGAN ISAAC R
86221 EXPRESS CT
YULEE, FL 32097

2023

42-2N-27-1090-0230-0000



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	10	ABOVE AVG 100	0100	01	1,976	116.7180	105.34	208,152	2020	2020	0	0	0.50	99.50	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021													Heated Area: 1705												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021												
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	1,705	100	1,705	178,707																								
FGR	400	55	220	23,059																								
FOP	115	30	34	3,564																								
PTO	336	5	17	1,782																								
TOTALS			2,556	1,976	207,111																							
EXTRA FEATURES			86221 EXPRESS 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	0478	VF 6 SLAT	0 100	0	0	192.00	LF	15.00	15.00	100	2020	2020	3	98	2,822													
2	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	98	588													
3	0811	CONCRETE B	0 100	0	0	687.00	SF	5.20	5.20	100	2020	2020	3	99	3,537													
4	0866	POOL FIBER	0 100	15	9	135.00	SF	72.00	72.00	100	2022	2022	3	100	9,720													
5	0855	CONC PAVER	0 100	0	0	173.00	SF	10.00	10.00	100	2022	2022	3	100	1,730													
6	0911	SCRN RM A	0 100	17	16	272.00	SF	17.50	17.50	100	2022	2022	3	100	4,760													
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 12/19/2022 BY NW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																												