

LOT 3F
NASSAU CROSSING TOWNHOMES PH 1
OR 2379/142

TAYLOR ALLYSON B
86584 MAINLINE ROAD
YULEE, FL 32097

2023

42-2N-27-1091-003F-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	0320	01	1,360	125.6320	119.35	162,316	2021	2021	0	0	0	0.00	100.00	VALUATION BY	STANDARD															
Roof Structur	03	GABLE/HIP 100	1 TOWNHOUSE - 100% - 2022										Heated Area: 1168					HX Base Yr 2022					Tax Group: 4					Tax Dist:				
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					162,316														
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					1,810														
Interior Floo	11	CLAY TILE 60											TOTAL LAND VALUE - MARKET					40,000														
Interior Floo	14	CARPET 40											TOTAL MARKET VALUE					204,126														
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					20,792														
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					183,334														
Bedrooms		2 100											TOTAL EXEMPTION VALUE					HX HB					50,000									
Bathrooms		2.5 100											BASE TAXABLE VALUE					133,334														
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					204,126														
Stories	2.	2. 100											NCON VALUE					0														
Units	0	0 100											INCOME VALUE																			
Occupancy	00	NONE 100											PREVIOUS YEAR MKT VALUE					177,994														