

LOT 8E
NASSAU CROSSING TOWNHOMES PH 1
OR 2379/142

ET-4 POOL 2 LP
1170 KANE CONCOURSE STE 400
BAY HARBOR ISLANDS, FL 33154

2023

42-2N-27-1091-008E-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	0.00	100.00	STANDARD																														
Roof Structur	03	GABLE/HIP 100	1 TOWNHOUSE - 0% - 0													Heated Area: 1168										HX Base Yr																			
Roof Cover	03	COMP SHNGL 100														VALUATION BY										Tax Group: 4										Tax Dist:									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE										162,316																			
Interior Floo	11	CLAY TILE 60														TOTAL MARKET OB/XF VALUE										1,534																			
Interior Floo	14	CARPET 40														TOTAL LAND VALUE - MARKET										40,000																			
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE										203,850																			
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction										8,202																			
Bedrooms	2	2 100														ASSESSED VALUE										195,648																			
Bathrooms	2.5	2.5 100														TOTAL EXEMPTION VALUE										0																			
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE										195,648																			
Stories	2.	2. 100														TOTAL JUST VALUE										203,850																			
Units	0	0 100	NCON VALUE										0																																
Occupancy	00	NONE 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE										177,862																						
Quality			03	Quality Level 03																																									
DOR CODE			0100	SINGLE FAMILY																																									
MAP NUM			MKT AREA												04																														
NEIGHBORHOOD/LOC			4092.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																									
BAS	532	100	532	63,494																																									
FGR	280	55	154	18,380																																									
FOP	36	30	11	1,313																																									
FOP	72	30	22	2,626																																									
FUS	636	100	636	75,907																																									
STR	48	10	5	597																																									
TOTALS			1,604	1,360	162,316																																								
EXTRA FEATURES			86904 MAINLINE RD, YULEE												BLD DATE 04/17/2023 NW LGL DATE																														
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	0	0	0		295.00	SF	5.20				1,534																															
LAND DESCRIPTION			TOTAL OB/XF												1,534																														
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000																												
REVIEW DATE 10/07/2021 BY JH Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS																																													