

LOT 12A
NASSAU CROSSING TOWNHOMES PH 2
OR 2486/1754

FETTY KAREN & GABRIEL DOUGLAS
86528 SHORTLINE CIR
YULEE, FL 32097

2023

42-2N-27-1091-012A-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 60		
Interior Floo	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
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	4092.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	532	100	532	62,276
FGR	280	55	154	18,027
FOP	36	30	11	1,288
FOP	72	30	22	2,575
FUS	800	100	800	93,648
STR	48	10	5	585
TOTALS	1,768		1,524	178,399

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0320	01	1,524	123.2160	117.06	178,399	2022	2022	0	0
1 TOWNHOUSE - 100% - 2023									
Heated Area: 1332									
HX Base Yr 2023									
BLD DATE	04/17/2023						NW	LGL DATE	
XF DATE								LAND DATE	
INC DATE								AG DATE	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					178,399				
TOTAL MARKET OB/XF VALUE					2,080				
TOTAL LAND VALUE - MARKET					40,000				
TOTAL MARKET VALUE					220,479				
SOH/AGL Deduction					0				
ASSESSED VALUE					220,479				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					170,479				
TOTAL JUST VALUE					220,479				
NCON VALUE					180,479				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					32,000				