

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

BIDDLE GRAFTON M
86552 SHORTLINE CIR
YULEE, FL 32097

2023

42-2N-27-1091-012C-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	PAGE 1 of 1									
Exterior Wall	31	HARDIE BRD 100	0320	01	1,360	125.6320	119.35	162,316	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 TOWNHOUSE - 100% - 2023												Heated Area: 1168									
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2023									
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		2 100																						
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	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			86552 SHORTLINE CIR, 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	0810	CONCRETE A	0 100	0	0	320.00	SF	6.50	6.50	100	2022	2022	3	100	2,080									
TOTAL OB/XF 2,080																								
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							
REVIEW DATE 12/15/2022 BY NW Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS																								