

LOT 41
NASSAU CROSSING PHASE 1
OR 2344/490

CARR STEPHEN J & KATHELYN M
86170 MAINLINE RD
YULEE, FL 32097

2024

42-2N-27-1090-0041-0000



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 70		
Interior Floo	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
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	1,435	100	1,435	162,915
FGR	410	55	226	25,658
FOP	170	30	51	5,790
USP	150	30	45	5,109
TOTALS	2,165		1,757	199,472

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,757	120.1000	114.10	200,474	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM - 100% - 2022

Heated Area: 1435

HX Base Yr 2022

Diagram illustrating the lot layout and dimensions:

- Lot 1: SINGLE FAM - 100% - 2022
- Heated Area: 1435
- HX Base Yr 2022
- Dimensions and Areas:
 - USP 2021: 15 x 10 = 150
 - BAS 2021: 15 x 47 = 705
 - FGR 2021: 10 x 15 = 150
 - FOP 2021: 10 x 15 = 150

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/12/2024

MLU