

LOT 59
NASSAU CROSSING PHASE 1
OR 2344/490

CUTLER HEATH LARRY & SAMANTHA
86245 MAINLINE RD
YULEE, FL 32097

2024

42-2N-27-1090-0059-0000



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 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories		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	4091.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	112,210
FGR	440	55	242	25,144
FOP	210	30	63	6,545
FUS	1,400	100	1,400	145,457
PTO	35	5	2	208
STR	72	10	7	727
TOTALS	3,237		2,794	290,290

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,794	109.9200	104.42	291,749	2021	2021	0	0	0.50	99.50

1 SINGLE FAM - 100% - 2022

Heated Area: 2480

HX Base Yr 2022

The site map shows a property with several building footprints and their dimensions. The overall lot dimensions are 30 by 56. The buildings are labeled as follows:

- PTO 2621**: A small rectangular footprint at the top left, with dimensions 7 by 5.
- BAS 2021**: A large rectangular footprint on the left side, with dimensions 10 by 34.
- FOP 2021**: A rectangular footprint at the bottom left, with dimensions 21 by 10.
- FGR 2021**: A rectangular footprint at the bottom center, with dimensions 22 by 22.
- FUS 2021**: A large rectangular footprint on the right side, with dimensions 28 by 28.
- STR 2021**: A small rectangular footprint at the bottom center, with dimensions 12 by 4.

The map also shows various setbacks and dimensions between the buildings, such as 10, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000.

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

MLU