

LOT 63
NASSAU CROSSING PHASE 1
OR 2344/490

HADIK SAMUEL B & KASEY L
86213 MAINLINE RD
YULEE, FL 32097

2024

42-2N-27-1090-0063-0000



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				