

LOT 69
NASSAU CROSSING PHASE 1
OR 2344/490

PENOR JOSEPH/PENOR GRETA
86165 MAINLINE RD
YULEE, FL 32097

2024

42-2N-27-1090-0069-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 70		
Interior Floor	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	1,219	100	1,219	142,335
FGR	380	55	209	24,403
FOP	95	30	28	3,270
PTO	72	5	4	467
TOTALS	1,766		1,460	170,474

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,460	123.5220	117.35	171,331	2021	2021	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023											
Heated Area: 1219											
HX Base Yr 2023											
86165 MAINLINE RD, YULEE											
				BLD DATE					LGL DATE	03/12/2024	
				XF DATE					LAND DATE	MLU	
				INC DATE					AG DATE		

EXTRA FEATURES							86165 MAINLINE RD, YULEE			INC DATE				AG DATE			
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	0811	CONCRETE B	0	100	0	0	609.00	SF	5.20	5.20	100	2021	2021	3	99	3,135	