

LOT 90
NASSAU CROSSING PHASE 2
OR 2481/1580

WRIGHT JAMAURY & COURTNEY T
86647 NASSAU CROSSING WAY
YULEE, FL 32097

2024

42-2N-27-1090-0090-0000



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. 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	956	100	956	100,705
FGR	418	55	230	24,228
FOP	121	30	36	3,792
FUS	1,242	100	1,242	130,832
PTO	35	5	2	211
STR	132	10	13	1,369
TOTALS	2,904		2,479	261,138

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,479	110.8800	105.34	261,138	2022	2022	0	0	0.00	100.00

1 SINGLE FAM - 0% - 2023

Heated Area: 2198

HX Base Yr

7

5

5

PTO
26/22

27

3

26

42

19

16

22

11

6

5

11

BAS
2022

FGR
2022

FOP
2022

30

39

11

12

11

12

18

19

48

FUS
2022

STR
2022

BLD DATE

XF DATE

LGL DATE

LAND DATE

03/12/2024

MLU