

HIATT AMANDA NICHELLE/BROWN RALPH EDWARD II ET AL
86619 NASSAU CROSSING WAY
YULEE, FL 32097

42-2N-27-1090-0095-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																					
Exterior Wall	31	HARDIE BRD 100								0100	01	2,123	114.7580	109.02	231,449	2022	2022	0	0	0	0.00	100.00	VALUATION BY								STANDARD												
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 33% - 2023										Heated Area: 1856										HX Base Yr 2023										Tax Group: 4		Tax Dist:	
Roof Cover	05	COMP SHNGL 100								10 7 PTO 2022 21 15 24 39 59 20 21 15 20 5 5 13 10 5 16 5 20 5 20 21 15 20 5 5 13 10 5 16 5 2																																	