

LOT 130
NASSAU CROSSING PHASE 2
OR 2481/1580

QUINTERO ANDREW/SAIKALIS SAMANTHA SUZANNE
86666 NASSAU CROSSING WAY
YULEE, FL 32097

2024

42-2N-27-1090-0130-0000



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	0.00	100.00	
1 SINGLE FAM - 100% - 2023 Heated Area: 2198 HX Base Yr 2023													
86666 NASSAU CROSSING WAY, YULEE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/12/2024 MLU													

EXTRA FEATURES										86666 NASSAU CROSSING WAY, YULEE				INC DATE		AG DATE		TOTAL COST	
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	0810	CONCRETE A	0	100	0	0	658.00	SF	6.50	6.50	100	2022	2022	3	100	4,277			