

LOT 144
NASSAU CROSSING PHASE 2
OR 2481/1580

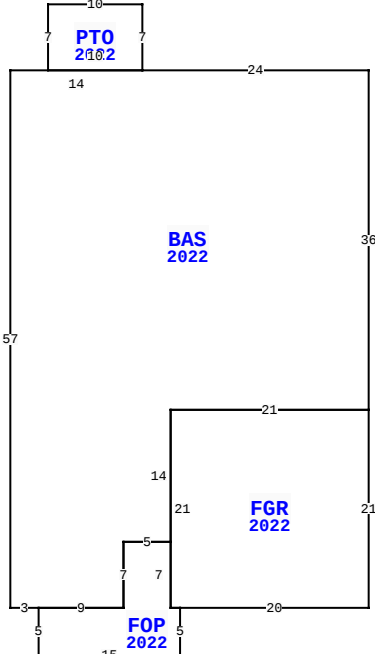
LOCKARD DONALD & LINDA
86512 NASSAU CROSSING WAY
YULEE, FL 32097

2024

42-2N-27-1090-0144-0000



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 70		
Interior Floo	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	1,690	100	1,690	185,816
FGR	441	55	243	26,718
FOP	110	30	33	3,628
PTO	70	5	4	440
TOTALS	2,311		1,970	216,602

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,970	115.7380	109.95	216,602	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023						Heated Area: 1690		HX Base Yr 2023			
											
86512 NASSAU CROSSING WAY, YULEE											
						BLD DATE		LGL DATE			
						XF DATE		LAND DATE		03/12/2024 MLU	
						INC DATE				AG DATE	

EXTRA FEATURES						86512 NASSAU CROSSING WAY, 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	0810	CONCRETE A	0	100	0	0	667.00	SF	6.50	6.50	100	2022	2022	3	100	4,336	
2	0476	VF 6 SBPL	0	100	0	0	84.00	LF	32.00	32.00	100	2022	2022	3	99	2,661	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594	
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