

LOT 164
NASSAU CROSSING PHASE 2
OR 2481/1580

PETERS MICHAEL D & SHANNELE
86897 IRON RAIL CT
YULEE, FL 32097

2024

42-2N-27-1090-0164-0000



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 TITL 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	1,080	100	1,080	112,774
FGR	440	55	242	25,270
FOP	210	30	63	6,578
FUS	1,400	100	1,400	146,188
PTO	35	5	2	209
STR	72	10	7	731
TOTALS	3,237		2,794	291,749

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,794	109.9200	104.42	291,749	2022	2022	0	0	0.00	100.00

1 SINGLE FAM - 100% - 2023

Heated Area: 2480

HX Base Yr 2023

The site map illustrates a property layout with several distinct areas and their dimensions. At the top left, a small rectangular area is labeled **PTO 2622** with dimensions 7 (width) and 5 (height). Below this, a large rectangular area is labeled **BAS 2022** with dimensions 10 (width) and 34 (height). To the right of the BAS area is another large rectangular area labeled **FUS 2022** with dimensions 30 (width) and 28 (height). In the bottom left corner, a rectangular area is labeled **FOP 2022** with dimensions 21 (width) and 10 (height). Adjacent to the FOP area is a rectangular area labeled **FGR 2022** with dimensions 22 (width) and 22 (height). In the center of the map, a small rectangular area is labeled **STR 2022** with dimensions 10 (width) and 4 (height). The map also shows various other dimensions for different sections and setbacks, such as 20, 10, 6, 16, 5, 10, 12, 8, 4, 20, 26, 56, and 28.

BLD DATE	LGL DATE
XF DATE	LAND DATE

03/12/2024

MLU