

LOT 166
NASSAU CROSSING PHASE 2
OR 2481/1580

GARDNER RYAN DAVID
86889 IRON RAIL CT
YULEE, FL 32097

2024

42-2N-27-1090-0166-0000



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	1,435	100	1,435	163,734
FGR	410	55	226	25,787
FOP	170	30	51	5,819
PT0	35	5	2	228

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,714	120.1000	114.10	195,567	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2023						Heated Area: 1435		HX Base Yr			
The floor plan diagram shows a building layout with the following rooms and dimensions: STO 2022 (Storage): 7' x 5' BAS 2022 (Bathroom): 47' x 50' FGR 2022 (Front Room): 22' x 20' FOP 2022 (Front Porch): 12' x 10' Hallway and entryway dimensions include 15', 7', 5', 8', 50', 15', 8', 10', 17', 10', 5', and 20'.											
BLD DATE						LGL DATE					