

LOT 170
NASSAU CROSSING PHASE 2
OR 2481/1580

CARDENAS ELIMANUEL N & DEANNA YVETTE
86857 IRON RAIL CT
YULEE, FL 32097

2024

42-2N-27-1090-0170-0000



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	1,670	100	1,670	183,617
FGR	380	55	209	22,980
FOP	135	30	40	4,398
PTO	30	5	2	220
TOTALS	2,215		1,921	211,214

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,921	115.7380	109.95	211,214	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023											
Heated Area: 1670											
HX Base Yr 2023											
86857 IRON RAIL CT, YULEE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/12/2024 MLU											

EXTRA FEATURES										86857 IRON RAIL CT, 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	0811	CONCRETE B	0	100	0	0	615.00	SF	5.20	5.20	100	2022	2022	3	100	3,198			
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