

LOT 171
NASSAU CROSSING PHASE 2
OR 2481/1580

DALE SETH & NICOLE A
86849 IRON RAIL CT
YULEE, FL 32097

2024

42-2N-27-1090-0171-0000



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		4 100		
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	1,940	100	1,940	213,303
FGR	412	55	227	24,959
FOP	110	30	33	3,628
PTO	35	5	2	220
TOTALS	2,497		2,202	242,110

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,202	115.7380	109.95	242,110	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023						Heated Area: 1940		HX Base Yr			