

LOT 205
NASSAU CROSSING PHASE 1
OR 2344/490

SEIFERT JANILLE
86111 RAILWAY PL
YULEE, FL 32097

2024

42-2N-27-1090-0205-0000



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	1,700	100	1,700	187,554
FGR	400	55	220	24,272
FOP	120	30	36	3,972
PTO	70	5	4	442
TOTALS	2,290		1,960	216,238

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,960	116.7180	110.88	217,325	2021	2021	0	0	0.50	99.50

1 SINGLE FAM - 100% - 2022

Heated Area: 1700

HX Base Yr 2022

Diagram showing lot dimensions and area calculations:

- Top: 29
- Top Right: 10
- Left: 35
- Right: 55
- Bottom Left: 20
- Middle Left: 11
- Middle Left: 20
- Middle Right: 5
- Middle Right: 9
- Bottom Right: 14
- Bottom Right: 15
- Bottom Left: 19

Area Calculations:

- BAS 2021
- FGR 2021
- FOP 2021
- PTO 2021

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/12/2024

MLU

NASSAU COUNTY PROPERTY						PAGE 1 of 1		4
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 4			Tax Dist:					
BUILDING MARKET VALUE					216,238			
TOTAL MARKET OB/XF VALUE					3,341			
TOTAL LAND VALUE - MARKET					50,000			
TOTAL MARKET VALUE					269,579			
SOH/AGL Deduction					38,092			
ASSESSED VALUE					231,487			
TOTAL EXEMPTION VALUE			HX HB		50,000			
BASE TAXABLE VALUE					181,487			
TOTAL JUST VALUE					269,579			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					254,841			