

LOT 4E
NASSAU CROSSING TOWNHOMES PH 1
OR 2379/142

NGO NHAN H ET AL/DANG HA
86648 MAINLINE RD
YULEE, FL 32097

2024

42-2N-27-1091-004E-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	31	HARDIE BRD 100			0320	01	1,524	123.2160	117.06	178,399	2021	2021		0	0	0.50	99.50	VALUATION BY					STANDARD											
Roof Structur	03	GABLE/HIP 100			1 TOWNHOUSE - 0% - 2024										Heated Area: 1332					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE					177,507									
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE					1,519									
Interior Floo	11	CLAY TILE 60																		TOTAL LAND VALUE - MARKET					40,000									
Interior Floo	14	CARPET 40																		TOTAL MARKET VALUE					219,026									
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction					0									
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE					219,026									
Bedrooms		3 100																		TOTAL EXEMPTION VALUE					0									
Bathrooms		2.5 100																		BASE TAXABLE VALUE					219,026									
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE					219,026									
Stories	2.	2. 100																		NCON VALUE					0									
Units		0 100																		INCOME VALUE														
Occupancy	00	NONE 100																		PREVIOUS YEAR MKT VALUE					219,933									