

LOT 11A
NASSAU CROSSING TOWNHOMES PH 2
OR 2486/1754

PENN ELLA M
86460 SHORTLINE CIR
YULEE, FL 32097

2024

42-2N-27-1091-011A-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 TITL 60		
Interior Floo	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 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	4092.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	532	100	532	62,276
FGR	280	55	154	18,027
FOP	36	30	11	1,288
FOP	72	30	22	2,575
FUS	800	100	800	93,648
STR	48	10	5	585
TOTALS	1,768		1,524	178,399

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,524	123.2160	117.06	178,399	2022	2022	0	0	0.00	100.00

1 TOWNHOUSE - 100% - 2023

Heated Area: 1332

HX Base Yr 2023

12

6

FOP
2022

6

15

30

BAS
2022

28

2

14

FOP
2022

7

4

20

FGR
2022

13

4

14

18

4

4

12

STR
2022

12

50

21

FUS
2022

13

4

14

BLD DATE	04/17/2023	NW	LGL DATE
XF DATE			LAND DATE