

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

GUILE HANNAH REAGAN/HICKOX MICHAEL CASEY
86480 SHORTLINE CIR
YULEE, FL 32097

2024

42-2N-27-1091-011D-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		2 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units	00	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	63,494
FGR	280	55	154	18,380
FOP	36	30	11	1,313
FOP	72	30	22	2,626
FUS	636	100	636	75,907
STR	48	10	5	597
TOTALS	1,604		1,360	162,316

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,360	125.6320	119.35	162,316	2022	2022	0	0	0.00	100.00
1 TOWNHOUSE - 100% - 2023											
Heated Area: 1168											
HX Base Yr 2023											
12 6 FOP 2022 6 15 3 28 30 4 2 14 7 9 FOP 2022 4 13 14 20 BAS 2022 18 4 4 12 12 4 22 18 38 FUS 2022 STR 2022											
BLD DATE				04/17/2023				NW		LGL DATE	
XF DATE										LAND DATE	