

LOT 12G
NASSAU CROSSING TOWNHOMES PH 2
OR 2486/1754

MANZARI RENEE C
86584 SHORTLINE CIRCLE
YULEE, FL 32097

2024

42-2N-27-1091-012G-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	1,360	125.6320	119.35	162,316	2022	2022	0	0	0	0.00	100.00	VALUATION BY		STANDARD														
Roof Structur	03	GABLE/HIP 100		1 TOWNHOUSE - 0% - 2024										Heated Area: 1168										Tax Group: 4		Tax Dist:							
Roof Cover	03	COMP SHNGL 100																						BUILDING MARKET VALUE		162,316							
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE		2,080							
Interior Floo	11	CLAY TILE 60																						TOTAL LAND VALUE - MARKET		40,000							
Interior Floo	14	CARPET 40																						TOTAL MARKET VALUE		204,396							
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction		0							
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE		204,396							
Bedrooms		2 100																						TOTAL EXEMPTION VALUE		0							
Bathrooms		2.5 100																						BASE TAXABLE VALUE		204,396							
Frame	02	WOOD FRAME 100																						TOTAL JUST VALUE		204,396							
Stories	2.	2. 100																						NCON VALUE		0							
Units	0	100																						INCOME VALUE									
Occupancy	00	NONE 100																						PREVIOUS YEAR MKT VALUE		204,396							