

LOT 30
NASSAU CROSSING PHASE 1
OR 2344/490

CASSIDY BRADLEY JOSEPH ET AL/RAIKE REBECCA
86244 BUGGY CT
YULEE, FL 32097

2025

42-2N-27-1090-0030-0000



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	0100	01	2,202	114.4640	114.46	252,041	2021	2021	0	0	0	1.00	99.00	VALUATION BY	STANDARD															
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023										Heated Area: 1940					HX Base Yr 2023					Tax Group: 4					Tax Dist:				
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					249,521														
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					3,789														
Interior Floo	11	CLAY TILE 60											TOTAL LAND VALUE - MARKET					50,000														
Interior Floo	14	CARPET 40											TOTAL MARKET VALUE					303,310														
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					10,474														
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					292,836														
Bedrooms		4 100											TOTAL EXEMPTION VALUE					HX HB VX 55,722														
Bathrooms		2 100											BASE TAXABLE VALUE					237,114														
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					303,310														
Stories	1.	1. 100											NCON VALUE					0														
Units	0	0 100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					292,037																								