

LOT 32
NASSAU CROSSING PHASE 1
OR 2344/490

CHOW EDWARD
86013 CLUB CAR PL
YULEE, FL 32097

2025

42-2N-27-1090-0032-0000



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 TILE 50			
Interior Floo	14	CARPET 50			
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	4091.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	956	100	2021	956	104,941
FGR	418	55	2021	230	25,247
FOP	121	30	2021	36	3,952
FUS	1,242	100	2021	1,242	136,336
PTO	35	5	2021	2	220
STR	132	10	2021	13	1,427
TOTALS	2,904			2,479	272,123

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,479	110.8800	110.88	274,872	2021	2021	0	0	0	1.00 99.00
1 SINGLE FAM - 100% - 2022				Heated Area: 2198				HX Base Yr 2022			
7 5 5 PTO 2021 10 20 26 42 19 16 22 11 19 5 11 BAS 2021 FGR 2021 FOP 2021 30 30 48 11 12 11 6 19 FUS 2021 STR 2021											
BLD DATE						LGL DATE			03/12/2024		
XF DATE						LAND DATE			MLU		