

LOT 50
NASSAU CROSSING PHASE 1
OR 2344/490

GUTIERREZ SOLMAYRA G
86242 MAINLINE RD
YULEE, FL 32097

2025

42-2N-27-1090-0050-0000



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 70			
Interior Floo	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 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	1,670	100	2021	1,670	191,353
FGR	380	55	2021	209	23,948
FOP	135	30	2021	40	4,584
PTO	30	5	2021	2	229
TOTALS	2,215			1,921	220,114

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,921	115.7380	115.74	222,337	2021	2021	0	0	1.00	99.00

1 SINGLE FAM - 0% - 0