

LOT 60  
NASSAU CROSSING PHASE 1  
OR 2344/490

STEEL BRIAN MICHAEL/BODDEN KRISTINA  
86237 MAINLINE RD  
YULEE, FL 32097

2025

42-2N-27-1090-0060-0000



| BUILDING CHARACTERISTICS |                  |                |                  |              |                      |
|--------------------------|------------------|----------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION   |                  |              |                      |
| Exterior Wall            | 31               | HARDIE BRD 100 |                  |              |                      |
| Roof Structure           | 03               | GABLE/HIP 100  |                  |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100 |                  |              |                      |
| Interior Wall            | 05               | DRYWALL 100    |                  |              |                      |
| Interior Floor           | 11               | CLAY TILE 50   |                  |              |                      |
| Interior Floor           | 14               | CARPET 50      |                  |              |                      |
| Air Condition            | 03               | CENTRAL 100    |                  |              |                      |
| Heating Type             | 04               | AIR DUCTED 100 |                  |              |                      |
| Bedrooms                 |                  | 4 100          |                  |              |                      |
| 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    | 1.00 | 99.00  |

1 SINGLE FAM - 100% - 2022

Heated Area: 2198

HX Base Yr 2022

The diagram shows four building footprints with their dimensions:

- PTO 26/21**: A small square footprint with dimensions 7 (width) and 5 (height).
- BAS 2021**: A large L-shaped footprint. The top horizontal segment is 20 units wide. The left vertical segment is 26 units high. The bottom horizontal segment is 19 units wide. The right vertical segment is 42 units high. There is a 10-unit gap between the top and bottom horizontal segments.
- FUS 2021**: A large L-shaped footprint. The top horizontal segment is 30 units wide. The left vertical segment is 48 units high. The bottom horizontal segment is 19 units wide. The right vertical segment is 39 units high. There is a 12-unit gap between the top and bottom horizontal segments.
- STR 2021**: A small square footprint with dimensions 11 (width) and 12 (height).

Additional dimensions for BAS 2021 and FUS 2021:

- BAS 2021**: The bottom horizontal segment is 19 units wide. The right vertical segment is 11 units high. The bottom horizontal segment is 11 units wide. The right vertical segment is 11 units high. The bottom horizontal segment is 11 units wide. The right vertical segment is 11 units high.
- FUS 2021**: The bottom horizontal segment is 19 units wide. The right vertical segment is 11 units high. The bottom horizontal segment is 11 units wide. The right vertical segment is 11 units high. The bottom horizontal segment is 11 units wide. The right vertical segment is 11 units high.

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| YE DATE  |  | LAND DATE | 03/12/2024 |