

LOT 73  
NASSAU CROSSING PHASE 1  
OR 2344/490

GOOLSBY JOSHUA M & REBEKKAH D  
86133 MAINLINE RD  
YULEE, FL 32097

2025

42-2N-27-1090-0073-0000



| 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                      | 1,080            | 100                 | 2021 | 1,080        | 117,527              |
| FGR                      | 440              | 55                  | 2021 | 242          | 26,335               |
| FOP                      | 210              | 30                  | 2021 | 63           | 6,856                |
| FUS                      | 1,400            | 100                 | 2021 | 1,400        | 152,349              |
| PTO                      | 35               | 5                   | 2021 | 2            | 218                  |
| STR                      | 72               | 10                  | 2021 | 7            | 761                  |
| TOTALS                   |                  | 3,237               |      | 2,794        | 304,045              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |
| 0100               | 01  | 2,794     | 109.9200    | 109.92         | 307,116        | 2021 | 2021 | 0    | 0    | 0 | 1.00 | 99.00  |

1 SINGLE FAM - 0% - 2023

Heated Area: 2480

HX Base Yr

7

5

5

PTO  
2021

27

3

40

21

10

5

20

22

20

22

6

10

16

21

10

27

34

BAS  
2021

FGR  
2021

FOP  
2021

30

28

10

4

6

8

12

4

24

20

56

FUS  
2021

STR  
2021

BLD DATE

XF DATE

LGL DATE

LAND DATE

03/12/2024

ML