

LOT 79
NASSAU CROSSING PHASE 2
OR 2481/1580

BLASUCCI MICHAEL J/COHEN SHOSHANA M
86711 NASSAU CROSSING WAY
YULEE, FL 32097

2025

42-2N-27-1090-0079-0000



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	2,127	115.7380	115.74	246,179	2022	2022	0	0	0	0.50	99.50	VALUATION BY	STANDARD																		
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023													Tax Group: 4		Tax Dist:																	
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE		244,948																	
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE		3,305																	
Interior Floo	11	CLAY TILE 70														TOTAL LAND VALUE - MARKET		50,000																	
Interior Floo	14	CARPET 30														TOTAL MARKET VALUE		298,253																	
Air Condition	03	CENTRAL 100														SOH/AGL Deduction		11,555																	
Heating Type	04	AIR DUCTED 100	ASSESSED VALUE		286,698																														
Bedrooms		4 100	TOTAL EXEMPTION VALUE		HX HB		50,722																												
Bathrooms		2 100														BASE TAXABLE VALUE		235,976																	
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE		298,253																	
Stories	1.	1. 100														NCON VALUE		0																	
Units		0 100														INCOME VALUE																			
Occupancy	00	NONE 100														PREVIOUS YEAR MKT VALUE		287,202																	
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	1,856	100	2022	1,856	213,739																														
FGR	420	55	2022	231	26,602																														
FOP	120	30	2022	36	4,146																														
PTO	70	5	2022	4	461																														
TOTALS		2,466			2,127	244,948																													
EXTRA FEATURES						86711 NASSAU CROSSING WAY, YULEE																													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																				
1	0811	CONCRETE B	0 100	0 0	642.00	SF	5.20	5.20	100	2022	2022	3	99	3,305																					