

LOT 100
NASSAU CROSSING PHASE 2
OR 2481/1580

GIDEON DAPHNE
86599 NASSAU CROSSING WAY
YULEE, FL 32097

2025

42-2N-27-1090-0100-0000



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 70			
Interior Floor	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	1,690	100	2022	1,690	194,623
FGR	441	55	2022	243	27,984
FOP	110	30	2022	33	3,800
USP	300	30	2024	90	10,365
TOTALS	2,541			2,056	236,771

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,056	115.7380	115.74	237,961	2022	2022	0	0	0	0.50	99.50	
1 SINGLE FAM - 100% - 2023													
Heated Area: 1690													
HX Base Yr 2023													
25 12 12 25 USP 2024 38 36 57 21 14 21 20 5 15 FGR 2022 5 7 7 12 9 5 FOP 2022													
86599 NASSAU CROSSING WAY, YULEE													
BLD DATE							LGL DATE						
XF DATE							LAND DATE						
							03/12/2024						
							MLU						