

LOT 109
NASSAU CROSSING PHASE 2
OR 2481/1580

SIMPSON ANDREW L & MEGHAN NICOLE
86563 NASSAU CROSSING WAY
YULEE, FL 32097

2025

42-2N-27-1090-0109-0000



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		4 100			
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	1,856	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,127	115.7380	115.74	246,179	2022	2022	0	0	0.50	99.50

1 SINGLE FAM - 100% - 2023

Heated Area: 1856

HX Base Yr 2023

10

7

7

PTO
2022

25

14

39

BAS
2022

59

21

20

FGR
2022

5

5

5

FOP
2022

13

5

19

BLD DATE

XF DATE

LGL DATE

LAND DATE

03/12/2024

MLU