

LOT 112
NASSAU CROSSING PHASE 2
OR 2481/1580

ELLS TODD MARTIN & ALYSSA
86543 NASSAU CROSSING WAY
YULEE, FL 32097

2025

42-2N-27-1090-0112-0000



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	1,083	100
FGR	420	55
FOP	147	30
FUS	1,428	100
PTO	84	5
STR	56	10
TOTALS	3,218	
		2,796
		308,470

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,796	110.8800	110.88	310,020	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2024						Heated Area: 2511		HX Base Yr 2024			
12 PTO 2022 7 7 14 25 20 36 19 20 21 20 13 3 5 9 18 21 5 BAS 2022 FGR 2022 39 16 4 20 14 4 19 4 20 FUS 2022 STR 2022											
BLD DATE			LGL DATE			03/12/2024					
XF DATE			LAND DATE			ML					