

LOT 118
NASSAU CROSSING PHASE 2
OR 2481/1580

BART SCOTT/
86457 NASSAU CROSSING WAY
YULEE, FL 32097

2025

42-2N-27-1090-0118-0000



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	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	1,083	100	2022	1,083	119,483
FGR	420	55	2022	231	25,485
FOP	147	30	2022	44	4,855
FUS	1,428	100	2022	1,428	157,545
PTO	84	5	2022	4	442
STR	56	10	2022	6	662
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	0.50 99.50

1 SINGLE FAM - 100% - 2023

Heated Area: 2511

HX Base Yr 2023

12

7

PTO
2022

7

14

25

BAS
2022

20

36

21

FGR
2022

20

19

20

21

5

FOP
2022

18

9

13

3

5

39

16

FUS
2022

20

4

14

STR
2022

4

36

19

4

20

BLD DATE

XF DATE

LGL DATE

LAND DATE

03/12/2024

ML