

LOT 127
NASSAU CROSSING PHASE 2
OR 2481/1580

COX RYAN DAVID
86690 NASSAU CROSSING WAY
YULEE, FL 32097

2025

42-2N-27-1090-0127-0000



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
BAS	1,700	100
FGR	400	55
FOP	120	30
PTO	70	5
TOTALS	2,290	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,960	116.7180	116.72	228,771	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 0% - 2023											
Heated Area: 1700											
HX Base Yr											
86690 NASSAU CROSSING WAY, YULEE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/12/2024 MLU											

EXTRA FEATURES										86690 NASSAU CROSSING WAY, YULEE					INC DATE		AG DATE	
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	0	0	0	626.00	SF	5.20	5.20	100	2022	2022	3	99	3,223		
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