

LOT 154
NASSAU CROSSING PHASE 2
OR 2481/1580

BRAVEBOY BRENDON C & JAVONNA TONIA
86830 IRON RAIL CT
YULEE, FL 32097

2025

42-2N-27-1090-0154-0000



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	4	100
Bathrooms	2.5	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
BAS	956	100
FGR	418	55
FOP	121	30
FUS	1,242	100
PTO	35	5
STR	132	10
TOTALS	2,904	2,479

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,479	110.8800	110.88	274,872	2022	2022	0	0	0.50	99.50

1 SINGLE FAM - 100% - 2024

Heated Area: 2198

HX Base Yr 2024

7

5

5

PTO

2022

10

26

19

22

19

5

11

11

20

42

16

11

11

BAS

2022

FGR

2022

FOP

2022

30

48

11

12

11

6

19

30

12

12

FUS

2022

STR

2022

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/12/2024

MLU