

LOT 156  
NASSAU CROSSING PHASE 2  
OR 2481/1580

BENDER ROBERT DALE III  
86846 IRON RAIL CT  
YULEE, FL 32097

2025

42-2N-27-1090-0156-0000



| 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                 |                  | 3 100            |
| 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                      | 1,670            | 100              |
| FGR                      | 380              | 55               |
| FOP                      | 135              | 30               |
| PTO                      | 30               | 5                |
| TOTALS                   | 2,215            |                  |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0100               | 01  | 1,921     | 115.7380    | 115.74         | 222,337        | 2022 | 2022 | 0    | 0    | 0.50 | 99.50  |

1 SINGLE FAM - 100% - 2023

Heated Area: 1670

HX Base Yr 2023

Floor plan diagram showing rooms and dimensions:

- PTO 2022: 5' x 5' (top right)
- BAS 2022: 22' x 57' (main central area)
- FGR 2022: 19' x 19' (bottom left)
- FOP 2022: 11' x 5' (bottom right)

Other dimensions and layout details:

- Left wall: 52'
- Top wall: 22'
- Right wall: 57'
- Bottom wall: 11'
- Internal dimensions: 20', 15', 4', 19', 6', 4', 5', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 19', 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