

LOT 158
NASSAU CROSSING PHASE 2
OR 2481/1580

FONTANA CHRISTOPHER & BRITTANI C
86862 IRON RAIL CT
YULEE, FL 32097

2025

42-2N-27-1090-0158-0000



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2022	1,080	118,120
FGR	440	55	2022	242	26,468
FOP	210	30	2022	63	6,890
FUS	1,400	100	2022	1,400	153,119
PTO	35	5	2022	2	219
STR	72	10	2022	7	765
TOTALS	3,237			2,794	305,580

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,794	109.9200	109.92	307,116	2022	2022	0	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023				Heated Area: 2480				HX Base Yr 2023				
7 5 5 PTO 2022 27 3 49 21 10 5 10 22 20 22 16 FOP 2022 20 34 BAS 2022 30 28 10 6 4 8 12 4 24 20 56 FUS 2022 STR 2022												
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