

LOT 165
NASSAU CROSSING PHASE 2
OR 2481/1580

ROBBINS KRISTOPHER & MIRANDA E
86893 IRON RAIL CT
YULEE, FL 32097

2025

42-2N-27-1090-0165-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	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	956	100	2022	956	105,471
FGR	418	55	2022	230	25,374
FOP	121	30	2022	36	3,972
FUS	1,242	100	2022	1,242	137,024
PTO	35	5	2022	2	221
STR	132	10	2022	13	1,434
TOTALS	2,904			2,479	273,498

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% - 2025

Heated Area: 2198

HX Base Yr 2025

7

5

5

PTO
26/22

27

3

26

42

19

16

22

11

6

5

11

BAS
2022

FGR
2022

FOP
2022

30

39

11

12

12

18

11

19

48

FUS
2022

STR
2022

BLD DATE

XF DATE

LGL DATE

LAND DATE

03/12/2024

MLU