

LOT 176
NASSAU CROSSING PHASE 1
OR 2344/490

BUGGIO AGOSTINO
86010 RAILWAY PL
YULEE, FL 32097

2025

42-2N-27-1090-0176-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																									
Exterior Wall	31	HARDIE BRD 100	0100	01	2,127	115.7380	115.74	246,179	2023	2023		0	0	0.00	100.00	VALUATION BY	STANDARD																								
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2024													Heated Area: 1856		HX Base Yr 2024																							
Roof Cover	03	COMP SHNGL 100															246,179																								
Interior Wall	05	DRYWALL 100															6,775																								
Interior Floo	11	CLAY TILE 70															50,000																								
Interior Floo	14	CARPET 30															302,954																								
Air Condition	03	CENTRAL 100															3,857																								
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE		299,097																						
Bedrooms		4 100															TOTAL EXEMPTION VALUE		HX HB		50,722																				
Bathrooms		2 100															BASE TAXABLE VALUE		248,375																						
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE		302,954																						
Stories	1.	1. 100															NCON VALUE		0																						
Units		1 100															INCOME VALUE																								
		PREVIOUS YEAR MKT VALUE															290,668																								
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	1,856	100	2024	1,856	214,813																																				
FGR	420	55	2024	231	26,736																																				
FOP	120	30	2024	36	4,167																																				
PTO	70	5	2024	4	463																																				
TOTALS		2,466			2,127	246,179																																			
EXTRA FEATURES						86010 RAILWAY PL, YULEE																																			
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	0810	CONCRETE A	0	100	0	0															600.00	SF	6.50	6.50	100	2024	2023		100	3,900											
2	0476	VF 6 SBPL	0	100	0	0															72.00	LF	32.00	32.00	100	2024	2023		99	2,281											
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594																									