

LOT 183
NASSAU CROSSING PHASE 1
OR 2344/490

MUNOZ CHRISTINA
86066 RAILWAY PL
YULEE, FL 32097

2025

42-2N-27-1090-0183-0000



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 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,700	100	2021	1,700	196,440
FGR	400	55	2021	220	25,421
FOP	120	30	2021	36	4,160
PTO	70	5	2021	4	462
TOTALS	2,290			1,960	226,483

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,960	116.7180	116.72	228,771	2021	2021	0	0	1.00	99.00

1 SINGLE FAM - 100% - 2023

Heated Area: 1700

HX Base Yr 2023

The diagram illustrates a property layout with the following dimensions and areas:

- PTO 2021:** A small rectangular area at the top right with a width of 10 and a height of 7.
- BAS 2021:** A large rectangular area on the left with a width of 29 and a height of 35.
- FGR 2021:** A rectangular area at the bottom left with a width of 20 and a height of 20.
- FOP 2021:** A rectangular area at the bottom right with a width of 14 and a height of 9.

The overall perimeter dimensions are 29 (top), 10 (top right), 55 (right), 15 (bottom right), 5 (bottom), 19 (bottom left), 20 (left), and 29 (top left).

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

MLU