

LOT 187
NASSAU CROSSING PHASE 1
OR 2344/490

VALDIVIESO ERICA LORENNIA
86098 RAILWAY PLACE
YULEE, FL 32097

2025

42-2N-27-1090-0187-0000



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	1,856	100	2021	1,856	212,665
FGR	420	55	2021	231	26,469
FOP	120	30	2021	36	4,125
PTO	70	5	2021	4	458
TOTALS	2,466			2,127	243,717

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,127	115.7380	115.74	246,179	2021	2021	0	0	0	1.00	99.00	

1 SINGLE FAM - 100% - 2022

Heated Area: 1856

HX Base Yr 2022

Diagram illustrating the layout and dimensions of a property. The main lot is 24' wide and 39' deep. The layout includes several areas labeled with blue text:

- PTO 2021**: A small rectangular area at the top center, measuring 2' by 10'.
- BAS 2021**: A large rectangular area on the left side, measuring 21' by 20'.
- FGR 2021**: A rectangular area at the bottom left, measuring 20' by 15'.
- FOP 2021**: A small rectangular area at the bottom center, measuring 5' by 5'.

The diagram also shows various other dimensions and boundaries, including a 15' width on the right side, a 59' depth on the right side, and a 19' width at the bottom. The total area is 2,466 sq ft.

BLD DATE		LGL DATE	
YE DATE		L AND DATE	03/12/2024

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