

LOT 4E
NASSAU CROSSING TOWNHOMES PH 1
OR 2379/142

NGO NHAN H ET AL/DANG HA
86648 MAINLINE RD
YULEE, FL 32097

2025

42-2N-27-1091-004E-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 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	4092.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA
		SUBAREA MARKET VALUE
BAS	532	100
FGR	280	55
FOP	36	30
FOP	72	30
FUS	800	100
STR	48	10
TOTALS	1,768	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,524	123.2160	123.22	187,787	2021	2021	0	0	0	99.00

1 TOWNHOUSE - 0% - 2024

Heated Area: 1332

HX Base Yr

12

6

FOP

2021

6

15

3

BAS

2021

28

30

4

2

FOP

2021

9

7

FGR

2021

13

14

4

18

4

12

STR

2021

4

21

50

4

13

14

BLD DATE	04/17/2023	NW	LGL DATE	
YE DATE			L AND DATE	04/30/2025