

LOT 7A
NASSAU CROSSING TOWNHOMES PH 1
OR 2379/142

ET-4 POOL 2 LP
86800 MAINLINE RD
YULEE, FL 32097

2025

42-2N-27-1091-007A-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	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% - 0											
Heated Area: 1332						HX Base Yr					
12 6 FOP 2021 6 15 28 BAS 2021 4 2 FOP 2021 7 13 FGR 2021 14 20 18 4 12 STR 2021 4 21 FUS 2021 14 13 50 14											
BLD DATE			04/17/2023			NW		LGL DATE			