

LOT 9E
NASSAU CROSSING TOWNHOMES PH 1
OR 2379/142

KRUZHILINA INNA VLADIMIROVNA
86974 MAINLINE RD
YULEE, FL 32097

2025

42-2N-27-1091-009E-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		2 100			
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	2021	532	66,167
FGR	280	55	2021	154	19,154
FOP	36	30	2021	11	1,368
FOP	72	30	2021	22	2,736
FUS	636	100	2021	636	79,102
STR	48	10	2021	5	622
TOTALS	1,604			1,360	169,148

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,360	125.6320	125.63	170,857	2021	2021	0	0	1.00	99.00

1 TOWNHOUSE - 100% - 2022

Heated Area: 1168

HX Base Yr 2022

12

6

FOP
2021

6

15

28

BAS
2021

30

4

2

FOP
2021

7

14

13

FGR
2021

20

14

18

4

4

12

STR
2021

12

4

38

FUS
2021

22

18

BLD DATE	04/17/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/30/2025

MLU