

LOT 11D
NASSAU CROSSING TOWNHOMES PH 2
OR 2486/1754

GUILE HANNAH REAGAN/HICKOX MICHAEL CASEY
86480 SHORTLINE CIR
YULEE, FL 32097

2025

42-2N-27-1091-011D-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		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
	2022	532
		66,501
FGR	280	55
	2022	154
		19,250
FOP	36	30
	2022	11
		1,375
FOP	72	30
	2022	22
		2,750
FUS	636	100
	2022	636
		79,501
STR	48	10
	2022	5
		625
TOTALS	1,604	
		1,360
		170,003

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	2022	2022	0	0	0.50	99.50

1 TOWNHOUSE - 100% - 2023

Heated Area: 1168

HX Base Yr 2023

12

6

FOP
2022

6

15

3

BAS
2022

28

30

4

2

FOP
2022

7

14

20

13

14

18

4

4

12

12

STR
2022

4

38

22

18