

LOT 14A
NASSAU CROSSING TOWNHOMES PH 2
OR 2486/1754

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86728 SHORTLINE CIR
YULEE, FL 32097

2025

42-2N-27-1091-014A-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		1 100			
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	2023	532	65,553
FGR	280	55	2023	154	18,976
FOP	36	30	2023	11	1,355
FOP	72	30	2023	22	2,711
FUS	800	100	2023	800	98,576
STR	48	10	2023	5	616
TOTALS	1,768			1,524	187,787

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	2023	2023	0	0	0.00	100.00
1 TOWNHOUSE - 100% - 2024						Heated Area: 1332		HX Base Yr 2024			
The floor plan diagram illustrates the layout of a townhouse. It features several labeled areas: FOP (Front Office) at the top, BAS (Bathroom) on the left, FGR (Front Garden) at the bottom left, STR (Staircase) on the right, and FUS (Front Utility) at the bottom right. Dimensions are provided for various sections, including a top section of 12x6, a large central area of 15x30, and a bottom section of 20x14. The total heated area is 1332.											
BLD DATE				LGL DATE							