

EISENBERG JACK
86690 SHORTLINE CIR
YULEE, FL 32097

42-2N-27-1091-014D-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY																					
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall		31	HARDIE BRD 100							0320	01	1,360	125.6320	125.63	170,857		2023	2023	0	0	0	0.00	100.00	VALUATION BY							
Roof Structur		03	GABLE/HIP 100							1 TOWNHOUSE - 0% - 2024										Heated Area: 1168											
Roof Cover		05	COMP SHNGL 100																	HX Base Yr											
Interior Wall		05	DRYWALL 100																	FOP2023											
Interior Floo		11	CLAY TILE 60																	STR2023											
Interior Floo		14	CARPET 40																	FUS2023											
Air Condition		03	CENTRAL 100																	BAS2023											
Heating Type		04	AIR DUCTED 100																	FGR2023											
Bedrooms			2 100																	STR2023											
Bathrooms			2.5 100																	FUS2023											
Frame		02	WOOD FRAME 100																	BAS2023											
Stories		2.	2. 100																	FOP2023											
Units		1	1 100																	FGR2023											
																				FUS2023											
																				BAS2023											
																				FOP2023											
																				FGR2023											
																				FUS2023											
																				BAS2023											
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		66,835																									
FGR	280	55	2023	154		19,347																									
FOP	36	30	2023	11		1,382																									
FOP	72	30	2023	22		2,764																									
FUS	636	100	2023	636		79,901																									
STR	48	10	2023	5		628																									
TOTALS		1,604		1,360		170,857																									
EXTRA FEATURES										86690 SHORTLINE CIR, YULEE										BLD DATE				LGL DATE		04/30/2025		MLU			
																				XF DATE				LAND DATE							
																				INC DATE				AG DATE							
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES															
1	0810	CONCRETE A	0	0	0	297.00	SF	6.50	6.50	100	2024	2023		100	1,931																