

LOT 15D
NASSAU CROSSING TOWNHOMES PH 2
OR 2486/1754

GLUS JAMIE LYN
86760 SHORTLINE CIRCLE
YULEE, FL 32097

2025

42-2N-27-1091-015D-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		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	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

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	2023	2023	0	0	0.00	100.00

1 TOWNHOUSE - 100% - 2024

Heated Area: 1168

HX Base Yr 2024

The floor plan diagram shows a townhouse layout with the following areas and dimensions:

- FOP 2023**: A small rectangular area at the top left with dimensions 12 (width) and 6 (height).
- BAS 2023**: A large rectangular area in the center with dimensions 15 (width) and 30 (height).
- FGR 2023**: A rectangular area at the bottom left with dimensions 14 (width) and 7 (height).
- STR 2023**: A small rectangular area on the right side with dimensions 12 (width) and 4 (height).
- FUS 2023**: A large rectangular area on the right side with dimensions 18 (width) and 38 (height).

The total area is 1,360 sq ft.

BLD DATE		LGL DATE	
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