

LOT 37
NASSAU CROSSING PHASE 1
OR 2344/490

DUERST KATHRYN & RYAN
86138 MAINLINE RD
YULEE, FL 32097

2026

42-2N-27-1090-0037-0000



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	4091.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,080	100
FGR	440	55
FOP	210	30
FUS	1,400	100
PTO	35	5
STR	72	10
TOTALS	3,237	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,794	109.9200	115.42	322,483	2021	2021	0	0	1.50	98.50
1 SINGLE FAM 100% - 2022 Heated Area: 2480 HX Base Yr 2022											
The site map shows a property layout with several labeled areas and their dimensions: PTO 2021: A small rectangular area at the top left with dimensions 7 (width) and 5 (height). BAS 2021: A large rectangular area on the left with dimensions 10 (width) and 40 (height). FUS 2021: A large rectangular area on the right with dimensions 30 (width) and 28 (height). STR 2021: A small rectangular area between the BAS and FUS areas with dimensions 10 (width) and 4 (height). FGR 2021: A rectangular area at the bottom left with dimensions 20 (width) and 22 (height). FOP 2021: A rectangular area at the bottom left with dimensions 21 (width) and 16 (height). Other dimensions and labels include: 10, 20, 34, 28, 56, 20, 22, 20, 10, 6, 12, 8, 4, 20, 10, 5, 10, 2											