

LOT 89
NASSAU CROSSING PHASE 2
OR 2481/1580

ROCHAN-JUL & FER LLC
86651 NASSAU CROSSING WAY
YULEE, FL 32097

2026

42-2N-27-1090-0089-0000



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		5 100
Bathrooms		3 100
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	1,083	100
FGR	420	55
FOP	147	30
FUS	1,428	100
PTO	84	5
STR	56	10
TOTALS	3,218	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,796	110.8800	116.42	325,510	2022	2022	0	0	1.00	99.00
1 SINGLE FAM 0% - 2023											
Heated Area: 2511											
HX Base Yr											
The floor plan diagram illustrates a building layout with several labeled areas and their dimensions. The areas are: PTO 2022 (top center, 12x7), BAS 2022 (middle left, 37x20), FGR 2022 (bottom left, 21x20), FOP 2022 (bottom right, 13x9), STR 2022 (middle right, 14x4), and FUS 2022 (large right area, 39x36). The overall dimensions of the building are 37x20 on the left and 39x36 on the right. The total area is 2511 square feet.											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2026

MLU
