

LOT 96
NASSAU CROSSING PHASE 2
OR 2481/1580

JACKSON MONICA
86615 NASSAU CROSSING WAY
YULEE, FL 32097

2026

42-2N-27-1090-0096-0000



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,856	100
FGR	420	55
FOP	120	30
PTO	70	5
TOTALS	2,466	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,127	114.7580	120.50	256,304	2022	2022	0	0	0	1.00	99.00	

1 SINGLE FAM

0% - 2024

Heated Area: 1856

HX Base Yr

10

7

7

10

PTO

2022

24

15

15

10

BAS

2022

20

20

20

20

FGR

2022

5

5

5

5

FOP

2022

39

59

19

5

BLD DATE

XF DATE

LGL DATE

LAND DATE

04/08/2026

MLU

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					253,741				
TOTAL MARKET OB/XF VALUE					0				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					303,741				
SOH/AGL Deduction					0				
ASSESSED VALUE					303,741				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					303,741				
TOTAL JUST VALUE					303,741				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					296,345				