

LOT 112
NASSAU CROSSING PHASE 2
OR 2481/1580

ELLS TODD MARTIN & ALYSSA
86543 NASSAU CROSSING WAY
YULEE, FL 32097

2026

42-2N-27-1090-0112-0000



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 50			
Interior Floor	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,083	100	2022	1,083	124,822
FGR	420	55	2022	231	26,624
FOP	147	30	2022	44	5,071
FUS	1,428	100	2022	1,428	164,586
PTO	84	5	2022	4	461
STR	56	10	2022	6	692
TOTALS	3,218			2,796	322,255

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 100% - 2024

Heated Area: 2511

HX Base Yr 2024

12

7

7

PTO
2022

14

25

20

BAS
2022

21

20

20

FGR
2022

13

3

5

5

18

FOP
2022

19

20

21

36

9

39

16

4

4

STR
2022

14

19

4

20

36

19

BLD DATE

XF DATE

LGL DATE

LAND DATE

04/08/2026

MLU