

LOT 152
NASSAU CROSSING PHASE 2
OR 2481/1580

TKACHENKO PAVEL & ILONA
86814 IRON RAIL CT
YULEE, FL 32097

2026

42-2N-27-1090-0152-0000



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	1,435	100
FGR	410	55
FOP	170	30
PTO	35	5
TOTALS	2,050	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,714	120.1000	126.10	216,135	2022	2022	0	0	1.00	99.00

1 SINGLE FAM 0% - 2023

Heated Area: 1435

HX Base Yr

15

7

5

7

5

8

50

17

10

5

20

12

8

15

5

22

47

STO

2022

BAS

2022

FGR

2022

FOP

2022

BLD DATE

XF DATE

LGL DATE

LAND DATE

04/08/2026

MLU