

LOT 168
NASSAU CROSSING PHASE 2
OR 2481/1580

OWENS DONALD LEE & MARIA R
86873 IRON RAIL CT
YULEE, FL 32097

2026

42-2N-27-1090-0168-0000



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	1,670	100
FGR	380	55
FOP	135	30
PTO	30	5
TOTALS	2,215	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,921	115.7380	121.52	233,440	2022	2022	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023

Heated Area: 1670

HX Base Yr 2023

5

5

5

5

5

PTO

2022

14

16

52

19

19

11

4

19

19

15

20

BAS

2022

19

19

19

19

19

19

19

19

19

19

19

FGR

2022

19

19

19

19

19

19

19

19

19

19

19

FOP

2022

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

MLU