

LOT 179
NASSAU CROSSING PHASE 1
OR 2344/490

MARTIN MADDY LOUIS/MOLLOY TERESA CATHERINE
86034 RAILWAY PL
YULEE, FL 32097

2026

42-2N-27-1090-0179-0000



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
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	2021	2021	0	0	1.50	98.50

1 SINGLE FAM 100% - 2024 Heated Area: 2511 HX Base Yr 2024

12

7

7

PTO
2021

14

25

20

BAS
2021

36

19

20

21

20

FGR
2021

13

3

5

21

5

18

FOP
2021

39

16

4

FUS
2021

14

4

4

STR
2021

36

19

4

20

BLD DATE

LGL DATE