

LOT 200
NASSAU CROSSING PHASE 1
OR 2344/490

HUDSON SFR PROPERTY HOLDINGS II LLC
86347 HAMMERHEAD CT
YULEE, FL 32097

2026

42-2N-27-1090-0200-0000



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 70
Interior Floor	14	CARPET 30
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	113.3760	119.04	332,836	2021	2021	0	0	1.50	98.50

1 SINGLE FAM 0% - 0

Heated Area: 2511

HX Base Yr

The floor plan diagram illustrates a building layout with several labeled areas and dimensions. The areas are: PTO 2021 (a small square at the top left), BAS 2021 (a large rectangle on the left), FGR 2021 (a rectangle on the bottom left), FOP 2021 (a small rectangle at the bottom left), FUS 2021 (a large rectangle on the right), and STR 2021 (a small rectangle on the right). Dimensions are provided for various sections: PTO 2021 (12, 7, 7), BAS 2021 (14, 25, 20, 36, 19, 20, 13, 9, 18, 5, 21), FGR 2021 (21, 20, 21, 5), FOP 2021 (13, 9, 5), FUS 2021 (39, 16, 20, 19, 36, 4), and STR 2021 (14, 4, 4, 20).

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

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