

LOT 5C
NASSAU CROSSING TOWNHOMES PH 1
OR 2379/142

AUGUST WOODS LLC
942440 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2026

42-2N-27-1091-005C-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	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4092.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA
		SUBAREA MARKET VALUE
BAS	532	100
	2021	532
		60,875
FGR	280	55
	2021	154
		17,622
FOP	36	30
	2021	11
		1,259
FOP	72	30
	2021	22
		2,518
FUS	636	100
	2021	636
		72,776
STR	48	10
	2021	5
		572
TOTALS	1,604	
		1,360
		155,621

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,360	110.6352	116.17	157,991	2021	2021	0	0	0	1.50	98.50
1 TOWNHOUSE 0% - 2026 Heated Area: 1168 HX Base Yr												
12 6 FOP 2021 6 15 3 BAS 2021 28 30 4 2 14 7 FGR 2021 13 14 9 FOP 2021 18 4 4 12 STR 2021 4 22 18 38												
BLD DATE							LGL DATE			04/08/2026		
XF DATE							LAND DATE			MLU		