

LOT 13A
NASSAU CROSSING TOWNHOMES PH 2
OR 2486/1754

LAND TRUST 86604 SHORTLINE/ALTA PROPERTIES MANAGEM
86604 SHORTLINE CIR
YULEE, FL 32097

2026

42-2N-27-1091-013A-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		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		1 100			
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	2023	532	60,308
FGR	280	55	2023	154	17,457
FOP	36	30	2023	11	1,247
FOP	72	30	2023	22	2,493
FUS	800	100	2023	800	90,688
STR	48	10	2023	5	567
TOTALS	1,768			1,524	172,761

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,524	108.5076	113.93	173,629	2023	2023	0	0	0.50	99.50

1 TOWNHOUSE

0% - 2024

Heated Area: 1332

HX Base Yr

12

6

FOP

2023

6

15

30

BAS

2023

23

14

2

7

FOP

2023

9

20

FGR

2023

13

14

18

4

4

12

STR

2023

12

50

FUS

2023

21

4

13

14

BLD DATE

XF DATE

LGL DATE

LAND DATE

04/08/2026

MLU