

LOT 16B
NASSAU CROSSING TOWNHOMES PH 2
OR 2486/1754

SPENCE KAITLYN BAKER/SPENCE JONATHAN
86848 SHORTLINE CIRCLE
YULEE, FL 32097

2026

42-2N-27-1091-016B-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	1.	1 100			
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	61,493
FGR	280	55	2023	154	17,801
FOP	36	30	2023	11	1,272
FOP	72	30	2023	22	2,543
FUS	636	100	2023	636	73,515
STR	48	10	2023	5	578
TOTALS	1,604			1,360	157,201

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	2023	2023	0	0	0.50	99.50

1 TOWNHOUSE

100% - 2025

Heated Area: 1168

HX Base Yr 2025

12

6

FOP

2023

6

15

28

BAS

2023

30

4

2

FOS

2023

7

14

13

FGR

2023

20

14

18

4

4

12

STR

2023

4

38

22

FUS

2023

18

BLD DATE

XF DATE

LGL DATE

LAND DATE

04/08/2026

MLU