PT OF LOT 1 S-5 & S-16
IN OR 2173/1395
ESMT PT OR 506/1168

CROSBY CHRISTOPHER D SR
PO BOX 984
CALLAHAN, FL 32011

2023

37-1N-24-2220-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

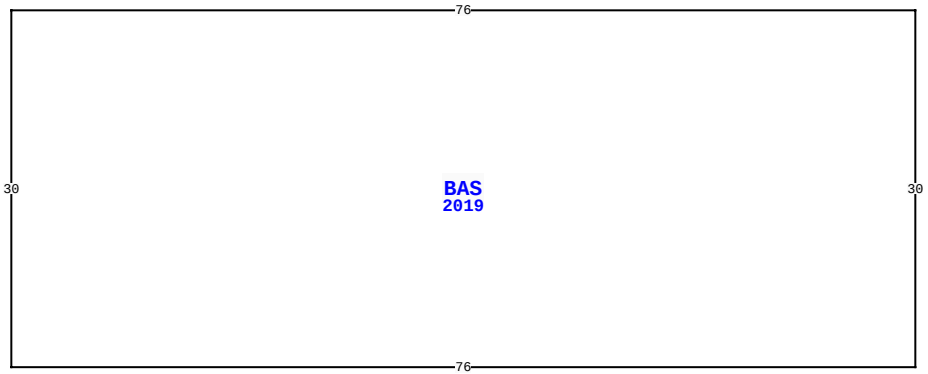
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	153,761
TOTALS	2,280		2,280	153,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0220	01	2,280	104.8000	68.12	155,314	2019	2019	0	0	0	1.00	99.00

1 MOD FRAME – 100% - 2020 Heated Area: 2280 HX Base Yr 2020



14164 US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		153,761
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		76,800
TOTAL MARKET VALUE		230,561
SOH/AGL Deduction		72,742
ASSESSED VALUE		157,819
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		107,819
TOTAL JUST VALUE		230,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003476	CO ISSUED	0	04/08/2019
19001062	MODULAR HM	8,629	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2173/1395	1/23/2018	WD	Q	V	02	42,000
GRANTOR: BLUE RIBBON REALTY LL						
GRANTEE: CROSBY CHRISTOPHER						
1680/0590	3/17/2010	QC	U	I	11	100
GRANTOR: HILL THOMAS A SR & BL						
GRANTEE: BLUE RIBBON REALTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W76 S30 E76 N30$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.56	AC		1.00	1.00	1.00	30,000.00	30,000.00	76,800							

REVIEW DATE 06/18/2019 BY TWMB Total Acres: 2.56 Total Land Value: 76,800 Market: 0 Agricultural: 0 Common: 76,800 PRINTED 08/02/2023 BY SYS