PT OF SEC 42-2N-27E
JOHN LOWE MILL GRANT
IN OR 2089/1902

ADAMS STEPHANIE J & STEPHEN R/
86050 CROSBY AVE
YULEE, FL 32097

**2023**

**42-2N-27-0000-0058-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

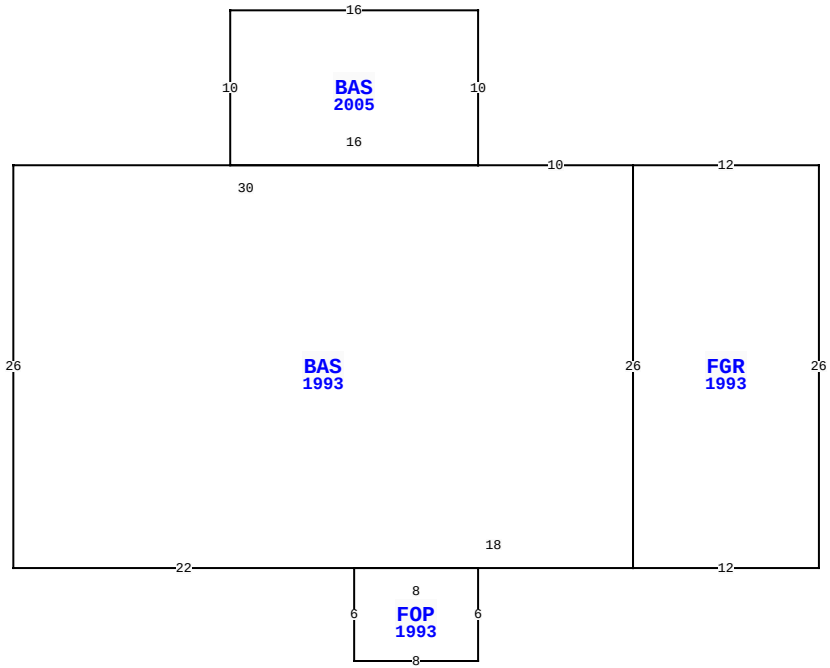
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,040 | 100 | 1,040 | 105,074 |
| BAS | 160 | 100 | 160 | 16,166 |
| FGR | 312 | 55 | 172 | 17,377 |
| FOP | 48 | 30 | 14 | 1,414 |
| TOTALS | 1,560 | | 1,386 | 140,032 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,386 | 127.2180 | 114.81 | 159,127 | 1990 | 1998 | 0 | 0 | 0 | 12.00 | 88.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 1200 HX Base Yr




86050 CROSBY AVE, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 10/03/2013 KK | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 157,379 |
| TOTAL MARKET OB/XF VALUE | 440 |
| TOTAL LAND VALUE - MARKET | 80,000 |
| TOTAL MARKET VALUE | 237,819 |
| SOH/AGL Deduction | 44,990 |
| ASSESSED VALUE | 192,829 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 192,829 |
| TOTAL JUST VALUE | 237,819 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 190,001 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 1700757 | GARAGE | 46,861 | 02/01/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2089/1902 | 12/20/2016 | WD | Q | I | 01 | 112,000 |
| GRANTOR: STEWART SUE E | | | | | | |
| GRANTEE: ADAMS STEPHANIE J & | | | | | | |
| 1340/0407 | 8/09/2005 | WD | Q | I | | 156,000 |
| GRANTOR: SOWELL LISA R | | | | | | |
| GRANTEE: STEWART SUE E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=1993] W12 BAS=[YR=1993] W10 BAS=[YR=2005] N10 W16 S10 E16$ W30 S26 E22 FOP=[YR=1993] S6 E8 N6 W8$ E18 N26$ S26 E12 N26$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1242 | WD DECK A | 0 | 0 | 10 | 22 | 220.00 | SF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 20 | 440 | |

## LAND DESCRIPTION

TOTAL OB/XF 440

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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 | 0 | 0005 | CI | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 80,000 | | | | | | | |

REVIEW DATE 04/09/2019 BY DJ Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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**2023**

**42-2N-27-0000-0058-0010**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

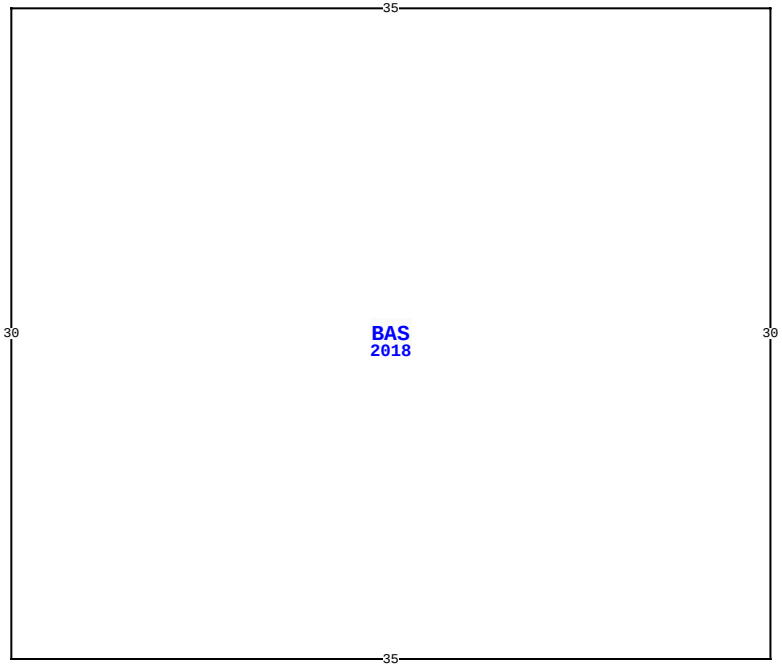
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,050 | 100 | 1,050 | 17,347 |
| TOTALS | 1,050 | | 1,050 | 17,347 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 1,050 | 49.6800 | 17.39 | 18,260 | 2017 | 2017 | 0 | 0 | 0 | 5.00 | 95.00 |

2 GARAGE RES – 0% - 0 Heated Area: 1050 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 10/03/2013 KK | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

86050 CROSBY AVE, YULEE

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

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|---|---|
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| ASSESSED VALUE | 192,829 |
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| BASE TAXABLE VALUE | 192,829 |
| TOTAL JUST VALUE | 237,819 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 190,001 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
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| GRANTOR: STEWART SUE E | | | | | | |
| GRANTEE: ADAMS STEPHANIE J & | | | | | | |
| 1340/0407 | 8/09/2005 | WD | Q | I | | 156,000 |
| GRANTOR: SOWELL LISA R | | | | | | |
| GRANTEE: STEWART SUE E | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2018] W35 S30 E35 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 04/09/2019 BY DJ Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS