IN OR 1296/1288
1980 GOVE DWMH

CRAWFORD WILLIAM/CRAWFORD ROBIN
86028 CROSBY AVE
YULEE, FL 32097

2023

42-2N-27-0000-0058-0020

NASSAU COUNTY PROPERTY

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

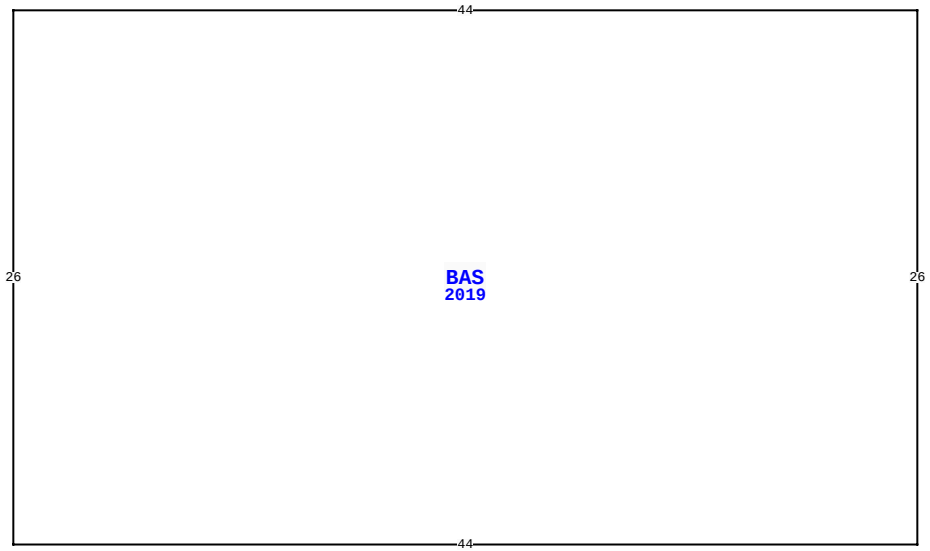
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1,144	36,264
TOTALS	1,144		1,144	36,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,144	101.6000	66.04	75,550	2000	2000	0	0	0	52.00	48.00

1 MH 94NO RP – 0% - 2005 Heated Area: 1144 HX Base Yr 2005



86028 CROSBY AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		36,264
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		74,400
TOTAL MARKET VALUE		110,664
SOH/AGL Deduction		55,003
ASSESSED VALUE		55,661
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		30,661
TOTAL JUST VALUE		110,664
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		77,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007331	MH MOVE-ON	0	07/09/2019
E0412303	NEW CONSTR	0	01/01/2004
MH044305	MH MOVE-ON	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1296/1288	2/22/2005	QC	U	I	06	9,400
GRANTOR: COOK DAVID E SR						
GRANTEE: CRAWFORD WILLIAM &						
1172/1703	9/18/2003	WD	Q	V		20,000
GRANTOR: BRADDOCK KENNIE & Z C						
GRANTEE: COOK DAVID E SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W44 S26 E44 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000102	C	SFR/MH	100	0007	RM	0.00	0.00	0.93	AC		1.00	1.00	1.00	80,000.00	80,000.00	74,400							

REVIEW DATE 11/22/2019 BY NW Total Acres: 0.93 Total Land Value: 74,400 Market: 0 Agricultural: 0 Common: 74,400 PRINTED 08/02/2023 BY SYS