LOT 23
IN OR 2550/380
JAMES D CARR SUB UNR

JACS CROSBY LLC
96082 PARK PLACE
FERNANDINA BEACH, FL 32034

2023

42-2N-27-4350-0023-0000

BUILDING CHARACTERISTICS

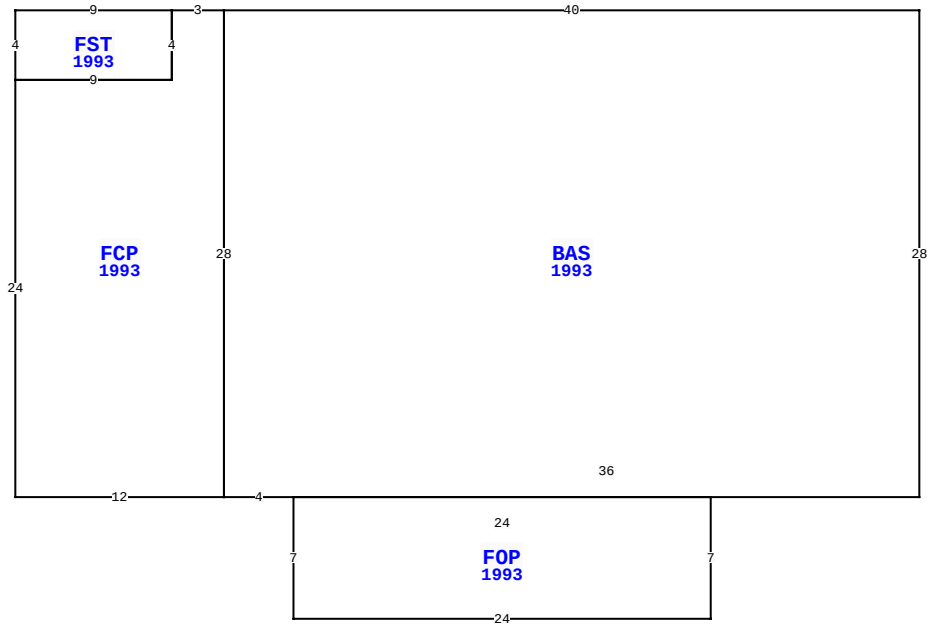
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,120	100	1,120	54,748
FCP	300	25	75	3,666
FOP	168	30	50	2,444
FST	36	55	20	978
TOTALS	1,624		1,265	61,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,265	83.7824	75.61	95,647	1960	1960	0	0	0	35.35	64.65

1 SINGLE FAM – 0% - 0 Heated Area: 1120 HX Base Yr



86057 CROSBY AVE, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	61,836
TOTAL MARKET OB/XF VALUE	3,060
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	104,896
SOH/AGL Deduction	11,853
ASSESSED VALUE	93,043
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,043
TOTAL JUST VALUE	104,896
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2550/0380	3/25/2022	QC	U	I	11	100

GRANTOR: JACS CROSBY LLC

GRANTEE: JACS CROSBY LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 FCP=[YR=1993] W3 FST=[YR=1993] W9 S4 E9 N4$ S4 W9 S24 E12 N28$ S28 E4 FOP=[YR=1993] S7 E24 N7 W24$ E36 N28$.

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
2	0510	GARAGE WD-	0	0	27	11	297.00	SF	35.00	35.00	100	1970	1970	3	20	2,079	
3	0681	POLE SHED	0	0	16	12	192.00	SF	15.00	15.00	100	1970	1970	3	20	576	
4	0681	POLE SHED	0	0	15	9	135.00	SF	15.00	15.00	100	1970	1970	3	20	405	

LAND DESCRIPTION

TOTAL OB/XF 3,060

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	000100	C	SFR	0	0007	OR	0.00	0.00	1.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	40,000							

REVIEW DATE 05/09/2022 BY NWX Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS