LOTS 24 & 25
JAMES D CARR SUB UNR

FISHER STEVE
86031 CROSBY AVE
YULEE, FL 32097

2023

42-2N-27-4350-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

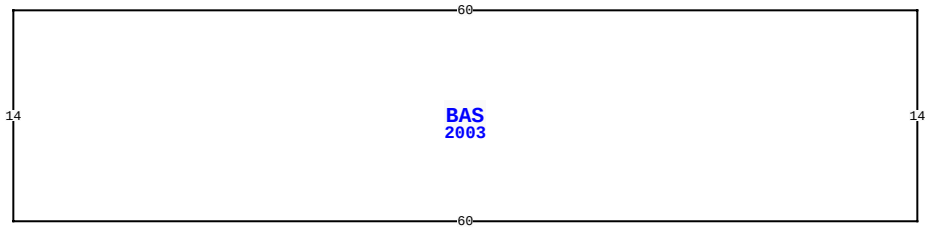
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD 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	840	100	840	31,616
TOTALS	840		840	31,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	122.2000	85.54	71,854	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2021 Heated Area: 840 HX Base Yr 2021



86031 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		31,616
TOTAL MARKET OB/XF VALUE		1,748
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		113,364
SOH/AGL Deduction		50,205
ASSESSED VALUE		63,159
TOTAL EXEMPTION VALUE	HX HB	38,159
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		113,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003167	MH MOVE-ON	0	06/01/2000
8913	MH MOVE-ON	9,000	05/20/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2184/0221	3/15/2018	QC	U	I	11	26,000
GRANTOR: LINDABEAN ENTERPRISES						
GRANTEE: FISHER STEVE						
1668/0795	3/23/2010	QC	U	I	11	100
GRANTOR: SOUTHWELL LINDA KAY						
GRANTEE: LINDABEAN ENTERPRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W60 S14 E60 N14$.

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	100	14	8	112.00	SF	10.00	10.00	100	2016	2016	3	78	874	
2	1242	WD DECK A	0	100	14	8	112.00	SF	10.00	10.00	100	2016	2016	3	78	874	

LAND DESCRIPTION

TOTAL OB/XF 1,748

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	OR	180.00	100.00	2.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	80,000							

REVIEW DATE 02/24/2021 BY NWX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS