LOTS 6 7 & 8
IN OR 2596/1640
THOMAS MANOR PB 3/37

CROSBY JEREMY/SCOTT ALISSA
55774 BEAR RUN ROAD
CALLAHAN, FL 32011

2024

00-00-30-0860-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,603
TOTAL LAND VALUE - MARKET	326,000
TOTAL MARKET VALUE	333,603
SOH/AGL Deduction	0
ASSESSED VALUE	333,603
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,603
TOTAL JUST VALUE	333,603
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	333,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2596/1640	10/12/2022	QC	U	V	11	100
GRANTOR: CROSBY FAY REGINA						
GRANTEE: CROSBY JEREMY & ALI						
2592/1137	9/19/2022	FJ	U	V	11	0
GRANTOR: CROSBY BILLY EST						
GRANTEE: CROSBY FAY REGINA						

BRIDAL RD, FERNANDINA BEACH

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

BUILDING NOTES

BUILDING DIMENSIONS

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	0680	POLE SHED	0	0	24	20	480.00	SF	10.00	10.00	100	1983	1983	3	20	960	
2	0940	SHEDS/PORT	0	0	8	20	160.00	SF	20.10	20.10	100	1998	1998	3	20	643	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 7,603

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	000001	C	V RS W/XFOB	0		RSF-2	211.00	110.00	211.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	211,000							
2	000100	C	SFR	0		RSF-2	115.00	116.00	115.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	115,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 326,000 Market: 0 Agricultural: 0 Common: 326,000 PRINTED 08/06/2024 BY SYS