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

2024

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

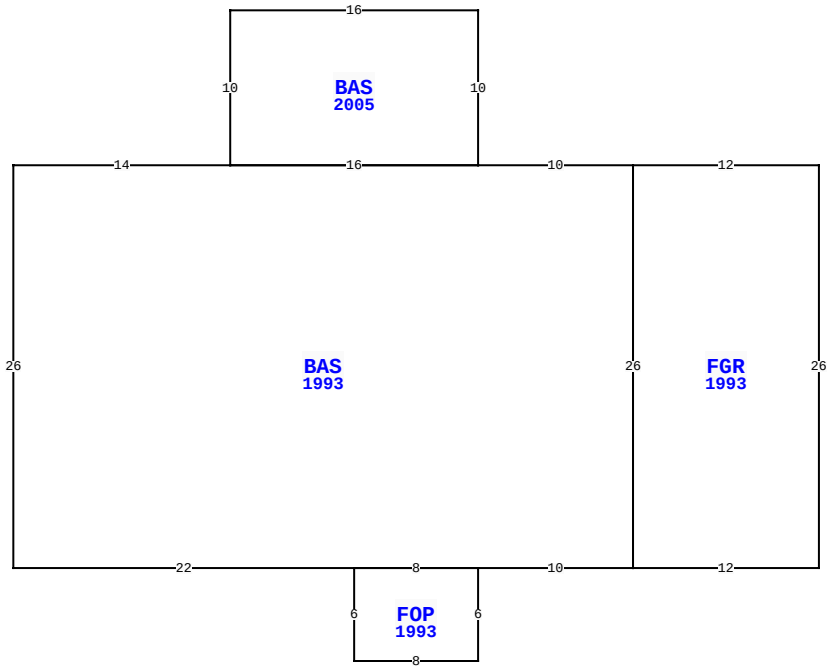
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	109,982
BAS	160	100	160	16,921
FGR	312	55	172	18,190
FOP	48	30	14	1,481
TOTALS	1,560		1,386	146,573

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	120.86	167,512	1990	1998	0	0	0	12.50	87.50

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	166,313
TOTAL MARKET OB/XF VALUE	440
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	246,753
SOH/AGL Deduction	34,641
ASSESSED VALUE	212,112
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	212,112
TOTAL JUST VALUE	246,753
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,819

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

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	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-12,0] W10 W16 W14 S26 E22 E8 E10 N26 $
FGR=[YR=1993;ORIG=0,0] W12 S26 E12 N26 $
BAS=[YR=2005;ORIG=-22,0] N10 W16 S10 E16 $
FOP=[YR=1993;ORIG=-30,26] S6 E8 N6 W8 $
.

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	RM	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 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

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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	06	Quality Level 06

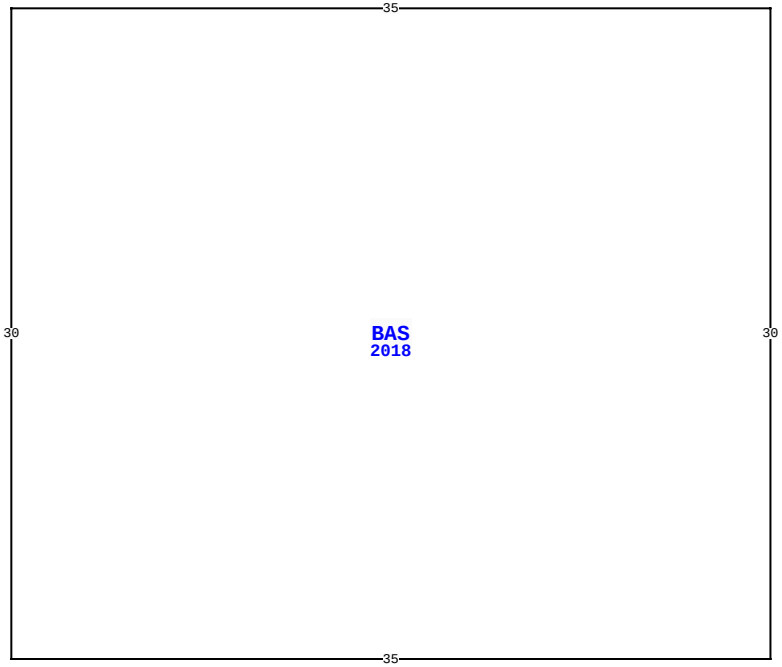
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1,050	19,740
TOTALS	1,050		1,050	19,740

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	57.1320	20.00	21,000	2017	2017	0	0	0	6.00	94.00

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



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NASSAU COUNTY PROPERTY

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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 08/06/2024 BY SYS