IN OR 1296/1288

LOWE RONALD GREGORY JR & AMBER MICHELLE
86028 CROSBY AVE
YULEE, FL 32097

2024

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

BUILDING CHARACTERISTICS

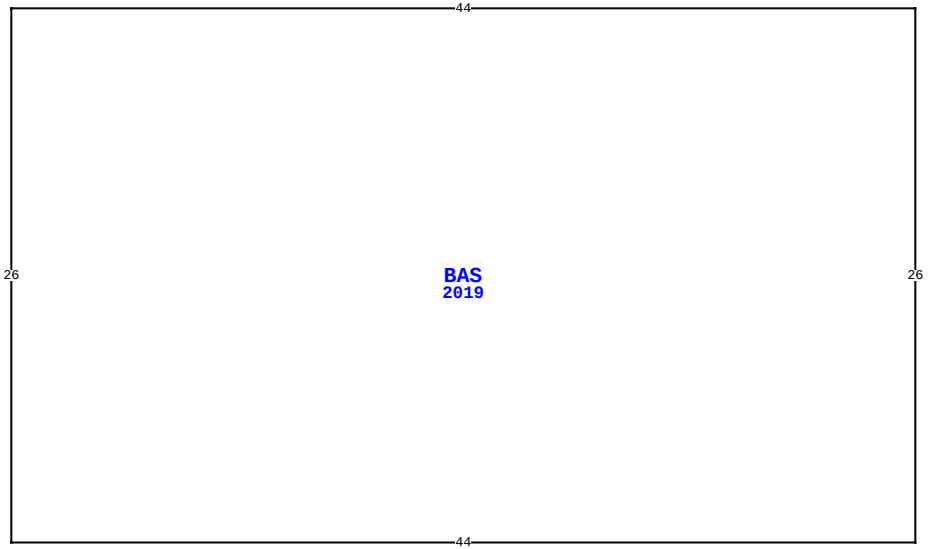
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	48,783
TOTALS	1,144		1,144	48,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,144	123.6000	92.70	106,049	2000	2000	0	0	0	54.00	46.00

1 M/H 94+ – 0% - 2024 Heated Area: 1144 HX Base Yr



86028 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	48,783
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	74,400
TOTAL MARKET VALUE	123,183
SOH/AGL Deduction	0
ASSESSED VALUE	123,183
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,183
TOTAL JUST VALUE	123,183
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,664

RP: 12880751 & 12880752 _ OWNERS: RONALD G & AMBE

DW/MH VIN: SHGA5350(A/B)

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2667/1900	9/15/2023	WD	U	I	37	60,000
GRANTOR: CRAWFORD WILLIAM						
GRANTEE: LOWE RONALD GREGORY						
1296/1288	2/22/2005	QC	U	I	06	9,400
GRANTOR: COOK DAVID E SR						
GRANTEE: CRAWFORD WILLIAM &						

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	0	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 03/20/2024 BY KWA Total Acres: 0.93 Total Land Value: 74,400 Market: 0 Agricultural: 0 Common: 74,400 PRINTED 08/06/2024 BY SYS