

CROSBY VICTOR F & KATHY J
83286 ST MARK DR
YULEE, FL 32097

38-2N-27-127C-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 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	0 100			
Occupancy	00	NONE 100			
Quality	05	Quality Level 05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4046.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,338	100	1997	1,338	141,955
FGR	437	55	1997	240	25,463
FOP	18	30	1997	5	531
PTO	120	5	1997	6	637
TOTALS	1,913			1,589	168,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,589	122.2980	122.30	194,335	1997	1997	0	0	0	13.25	86.75

1 SINGLE FAM - 100% - 2002
Heated Area: 1338
HX Base Yr 2002

BLD DATE 05/10/2022 NW LGL DATE 04/30/2025 MLU
XF DATE INC DATE LAND DATE AG DATE

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		168,586	
TOTAL MARKET OB/XF VALUE		3,033	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		226,619	
SOH/AGL Deduction		104,546	
ASSESSED VALUE		122,073	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		71,351	
TOTAL JUST VALUE		226,619	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		246,982	

PERMIT NUM DESCRIPTION AMT ISSUED

963427 NEW CONSTR 58,766 11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1016/0451	10/26/2001	WD Q	I		01	89,000

GRANTOR:NELSON DAVID W SR & D

GRANTEE:CROSBY VICTOR F & K

0789/0462 4/03/1997 WD Q I 87,400

GRANTOR:HALLMARK HOMES INC

GRANTEE:NELSON DAVID SR & D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W1 N2 W9 S2 W1 PTO=[YR=1997] N10 W12 S10 E12 \$
W32 S22 FGR=[YR=1997] S23 E19 N10 FOP=[YR=1997] E3 N6 W3 S6 \$
N13 W19 \$ E19 S7 E3 S6 E5 S5 E16 N40 \$.

LAND DESCRIPTION

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
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

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