LOT 50
IN OR 2499/1761
WATER & SEWER ESMT PT 778/1830

CROSBY NOAH W/MARET KAYLA M
86117 SAINT ANDREW CT
YULEE, FL 32097

2025

38-2N-27-127C-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

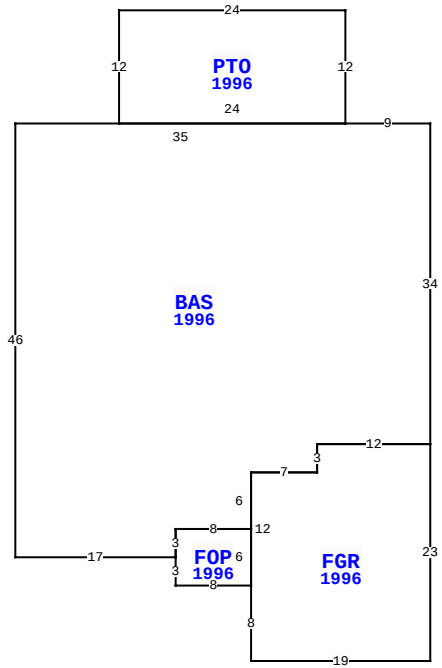
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,793	100	1996	1,793	182,545
FGR	416	55	1996	229	23,314
FOP	48	30	1996	14	1,426
PTO	288	5	1996	14	1,426
TOTALS	2,545			2,050	208,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,050	118.0410	118.04	241,982	1996	1996	0	0	0	13.75	86.25

1 SINGLE FAM – 0% - 0 Heated Area: 1793 HX Base Yr



86117 ST ANDREW CT, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	208,709
TOTAL MARKET OB/XF VALUE	4,756
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	268,465
SOH/AGL Deduction	0
ASSESSED VALUE	268,465
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	268,465
TOTAL JUST VALUE	268,465
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	295,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963291	NEW CONSTR	86,490	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2499/1761	9/22/2021	WD	Q	I	01	251,000
GRANTOR: MYRE TERRI & BILL						
GRANTEE: CROSBY NOAH W & KAY						
2118/0962	4/26/2017	WD	Q	I	01	180,000
GRANTOR: PHELPS STEVEN W & DEA						
GRANTEE: MYRE TERRI & BILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W9 PTO=[YR=1996] N12 W24 S12 E24 $ W35 S46 E17 FOP=[YR=1996] S3 E8 FGR=[YR=1996] S8 E19 N23 W12 S3 W7 S12 $ N6 W8 S3 $ N3 E8 N6 E7 N3 E12 N34 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
2	0810	CONCRETE A	0	0	0	0	453.00	SF	6.50	6.50	100	1996	1996	3	70	2,061	

LAND DESCRIPTION

TOTAL OB/XF 4,756

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	000134	C	RES POND	0		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 PRINTED 07/30/2025 BY SYS