



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1993	1,040	115,109
BAS	160	100	2005	160	17,709
FGR	312	55	1993	172	19,037
FOP	48	30	1993	14	1,549
TOTALS	1,560			1,386	153,404

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	1242	WD DECK A	0	0	10	22	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0005	RM	0.00	0.00	1.00

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	127.22	176,327	1990	1998	0	0	0	13.00	87.00	
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	05/08/2025
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	174,047		
TOTAL MARKET OB/XF VALUE	440		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	259,487		
SOH/AGL Deduction	26,164		
ASSESSED VALUE	233,323		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	233,323		
TOTAL JUST VALUE	259,487		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	246,753		

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									
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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 \$									

**ADAMS STEPHANIE J & STEPHEN R/
86050 CROSBY AVE
YULEE, FL 32097**

42-2N-27-0000-0058-0010

[illegible]