LOT 178
NASSAU CROSSING PHASE 1
OR 2344/490

CRAWFORD FAMILY REVOCABLE TRUST/CRAWFORD GEORGE T
86026 RAILWAY PL
YULEE, FL 32097

2025

42-2N-27-1090-0178-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

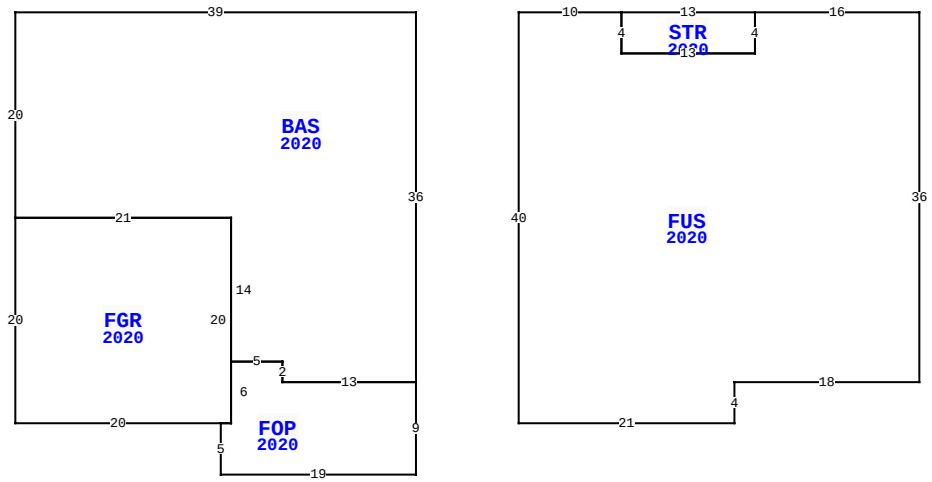
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4091.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,058	100	2020	1,058	116,552
FGR	420	55	2020	231	25,447
FOP	177	30	2020	53	5,839
FUS	1,436	100	2020	1,436	158,193
STR	52	10	2020	5	551
TOTALS	3,143			2,783	306,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,783	111.8400	111.84	311,251	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 2025 Heated Area: 2494 HX Base Yr



86026 RAILWAY PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/12/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	306,582
TOTAL MARKET OB/XF VALUE	1,568
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	358,150
SOH/AGL Deduction	0
ASSESSED VALUE	358,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	358,150
TOTAL JUST VALUE	358,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	344,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008356	CO ISSUED	0	09/11/2020
20003903	NEW CONSTR	332,615	06/15/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2711/599	4/30/2024	WD	Q	I	01	430,000
GRANTOR: SMITH JUSTIN DAVID						
GRANTEE: CRAWFORD FAMILY REV						
2615/1661	7/30/2022	QC	U	I	11	100
GRANTOR: SMITH BRENDA SUE						
GRANTEE: SMITH JUSTIN DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W39 S20 FGR=[YR=2020] S20 E20 FOP=[YR=2020] S5 E19 N9 W13 N2 W5 S6 W1$ E1 N20 W21$ E21 S14 E5 S2 E13 N36$ PTR=E10 FUS=[YR=2020] S40 E21 N4 E18 N36 W16 STR=[YR=2020] W13 S4 E13 N4$ S4 W13 N4 W10$ W10$.

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	0855	CONC PAVER	0	0	0	0	160.00	SF	10.00	10.00	100	2020	2020	3	98	1,568	

LAND DESCRIPTION

TOTAL OB/XF 1,568

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	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/21/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS