

LOT 23
IN OR 2550/380
JAMES D CARR SUB UNR

JACS CROSBY LLC
96082 PARK PLACE
FERNANDINA BEACH, FL 32034

2025

42-2N-27-4350-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	1,120	100	1993	1,120	59,819
FCP	300	25	1993	75	4,006
FOP	168	30	1993	50	2,670
FST	36	55	1993	20	1,068
TOTALS	1,624			1,265	67,564

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	0	27	11	297.00	SF	35.00	35.00	
2	0681	POLE SHED	0	0	16	12	192.00	SF	15.00	15.00	
3	0681	POLE SHED	0	0	15	9	135.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	000100	C	RES	0	0007	RM	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,265	83.7824	83.78	105,982	1960	1960	0	0	36.25	63.75
1 SINGLE FAM - 0% - 0 Heated Area: 1120 HX Base Yr											
FST 1993 FCP 1993 BAS 1993 FOP 1993											
86057 CROSBY AVE, YULEE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2025 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		67,564	
TOTAL MARKET OB/XF VALUE		3,060	
TOTAL LAND VALUE - MARKET		48,000	
TOTAL MARKET VALUE		118,624	
SOH/AGL Deduction		6,042	
ASSESSED VALUE		112,582	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		112,582	
TOTAL JUST VALUE		118,624	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		107,697	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2550/0380	3/25/2022	QC	U	I	11	100	
GRANTOR: JACS CROSBY LLC							
GRANTEE: JACS CROSBY LLC							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W40 FCP=[YR=1993] W3 FST=[YR=1993] W9 S4 E9 N4\$ S4 W9 S24 E12 N28\$ S28 E4 FOP=[YR=1993] S7 E24 N7 W24\$ E36 N28\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	000100	C	RES	0	0007	RM	0.00	0.00	1.00	LT	