LOT 13 SECT # 2
IN OR 2001/1784
FERREIRA REPLAT OF

CROSBY ROBERT E & REBECCA LYNN
2865 FIRST AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-126B-0013-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	07	SPECIAL 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

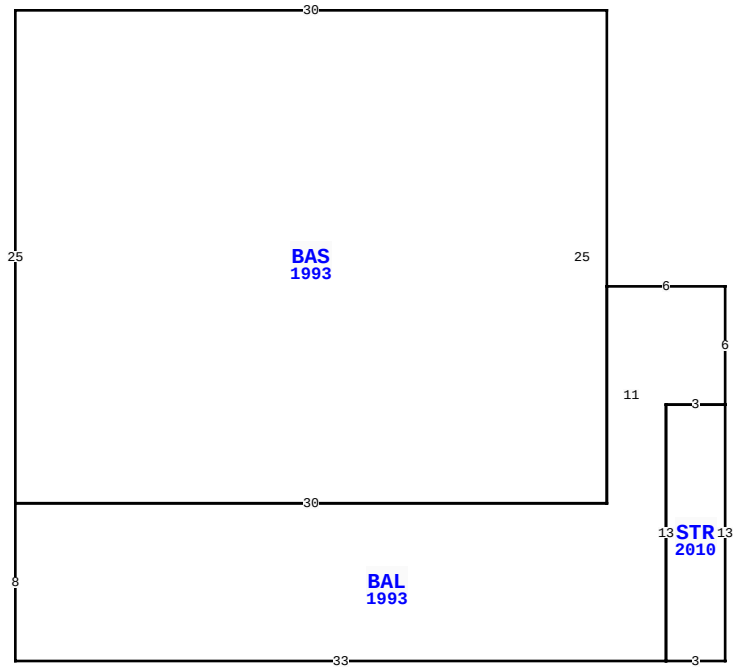
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1056.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	315	15	1993	47	7,999
BAS	750	100	1993	750	127,653
STR	39	10	2010	4	681
TOTALS	1,104			801	136,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	801	135.3000	188.07	150,644	1949	2005	0	0	0	9.50	90.50

1 SNGL FAM 0% - 0 Heated Area: 750 HX Base Yr



1123 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2026 MLU
INC DATE		AG DATE	

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	1131	REINFR 8	0	0	66	8	528.00	SF	6.30	6.30	100	1949	1949	3	50	1,663	
2	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	100	1999	1999	3	20	216	
3	1242	WD DECK A	0	0	3	8	24.00	SF	10.00	10.00	100	2011	2011	3	40	96	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	136,333
TOTAL MARKET OB/XF VALUE	1,975
TOTAL LAND VALUE - MARKET	325,000
TOTAL MARKET VALUE	463,308
SOH/AGL Deduction	81,443
ASSESSED VALUE	381,865
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	381,865
TOTAL JUST VALUE	463,308
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	432,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121274	REPAIR/RRF	4,188	06/27/2012
20120879	REMODEL	500	05/16/2012
20120513	REMODEL	10,000	03/28/2012
20110912	H/AC	5,000	06/07/2011
20010933	H/AC	0	05/07/2001
19984819	REPAIR/RRF	1,500	01/19/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2001/1784	9/04/2015	WD	U	I	30	152,300
GRANTOR: CROSBY RICKY E &						
GRANTEE: CROSBY ROBERT EUGEN						
1676/0141	4/21/2010	PR	U	I	30	100
GRANTOR: CROSBY RICKY E & TERE						
GRANTEE: CROSBY RICKY E & TE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S25 BAL=[YR=1993] S8 E33 STR=[YR=2010] E3N13W3S13$ N13E3N6W6 S11W30$ E30N25$.

LAND DESCRIPTION

TOTAL OB/XF 1,975

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	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	325,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS