PT SEC 32-2N-28E
PT OR 2826/271
BEING THE E'LY 174.96FT

CROSBY JOHN JEFFREY & DONYA L
856 NELL PURVIS RD
ADEL, GA 31620

2026

32-2N-28-0000-0022-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

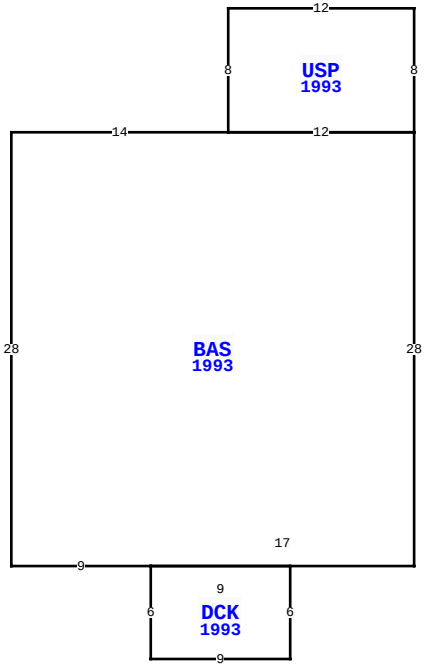
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 80
Interior Wall	05	DRYWALL 20
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	1993	728	45,035
DCK	54	10	1993	5	309
USP	96	30	1993	29	1,794
TOTALS	878			762	47,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	762	90.6400	95.17	72,520	1951	1970	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 728 HX Base Yr



95197 DIRT RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	47,138
TOTAL MARKET OB/XF VALUE	2,520
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	149,658
SOH/AGL Deduction	0
ASSESSED VALUE	149,658
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,658
TOTAL JUST VALUE	149,658
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961332	MH MOVE-ON	0	07/16/1996
8938	MH MOVE-ON	36,000	06/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2826/271	10/24/2025	PR	U	I	19	125,000
GRANTOR: WATSON VERNON L AS PR						
GRANTEE: CROSBY JOHN JEFFREY						
2739/655	8/09/2024	QC	U	I	11	34,000
GRANTOR: SHELTON JAMES C LIVIN						
GRANTEE: GREEN-KREISHER DONN						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W12 S8 BAS=[YR=1993] W14 S28 E9 DCK=[YR=1993] S6 E9 N6 W9 $ E17 N28 W12 $ E12 N8 $.

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	0510	GARAGE WD-	0	0	24	15	360.00	SF	35.00	35.00	100	1985	1985	3	20	2,520	

LAND DESCRIPTION

TOTAL OB/XF 2,520

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS