PT LOT 1 SEC 37-1N-24E
WADE SILCOX GRANT IN OR 2173/139
(EX N'LY 175FT)

CROSBY CHRISTOPHER D SR L/E/
14164 US HWY 301
BRYCEVILLE, FL 32009

2026

37-1N-24-2220-0001-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 08

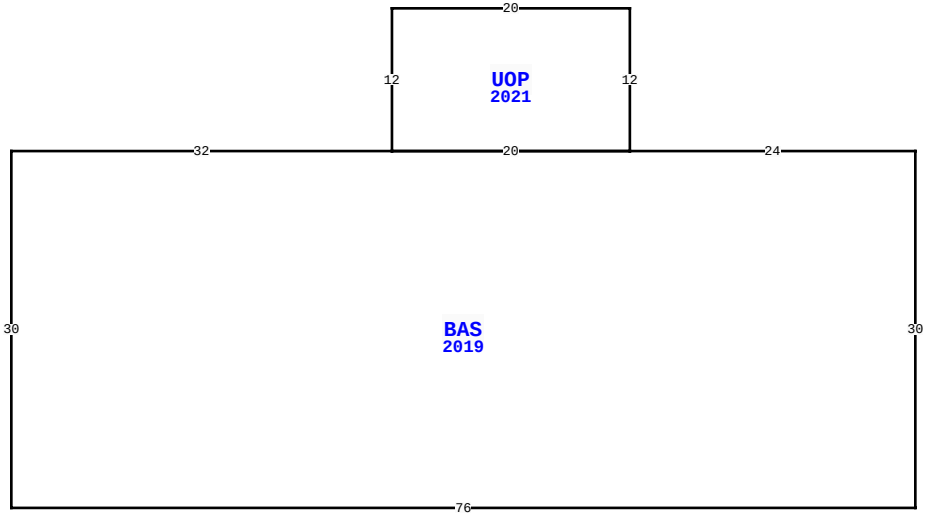
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2019	2,280	216,899
UOP	240	20	2021	48	4,566
TOTALS	2,520			2,328	221,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,328	102.7040	97.57	227,143	2019	2019	0	0	0	2.50	97.50

1 SFR MODULR 100% - 2020 Heated Area: 2280 HX Base Yr 2020



14164 US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		221,464
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,400
TOTAL MARKET VALUE		281,864
SOH/AGL Deduction		130,787
ASSESSED VALUE		151,077
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		99,666
TOTAL JUST VALUE		281,864
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003476	CO ISSUED	0	04/08/2019
19001062	MODULAR HM	8,629	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2783/1389	4/28/2025	LE	U	I	11	0
GRANTOR: CROSBY CHRISTOPHER D						
GRANTEE: CROSBY REVOCABLE FA						
2173/1395	1/23/2018	WD	Q	V	02	42,000
GRANTOR: BLUE RIBBON REALTY LL						
GRANTEE: CROSBY CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W24 W20 W32 S30 E76 N30 $
UOP=[YR=2021;ORIG=-44,0] E20 N12 W20 S12 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100		OR	0.00	0.00	1.51	AC		1.00	1.00	1.00	40,000.00	40,000.00	60,400							

REVIEW DATE 02/06/2025 BY WWA Total Acres: 1.51 Total Land Value: 60,400 Market: 0 Agricultural: 0 Common: 60,400 PRINTED 07/09/2026 BY SYS