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

JACS CROSBY LLC
96082 PARK PLACE
FERNANDINA BEACH, FL 32034

**2026**

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

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

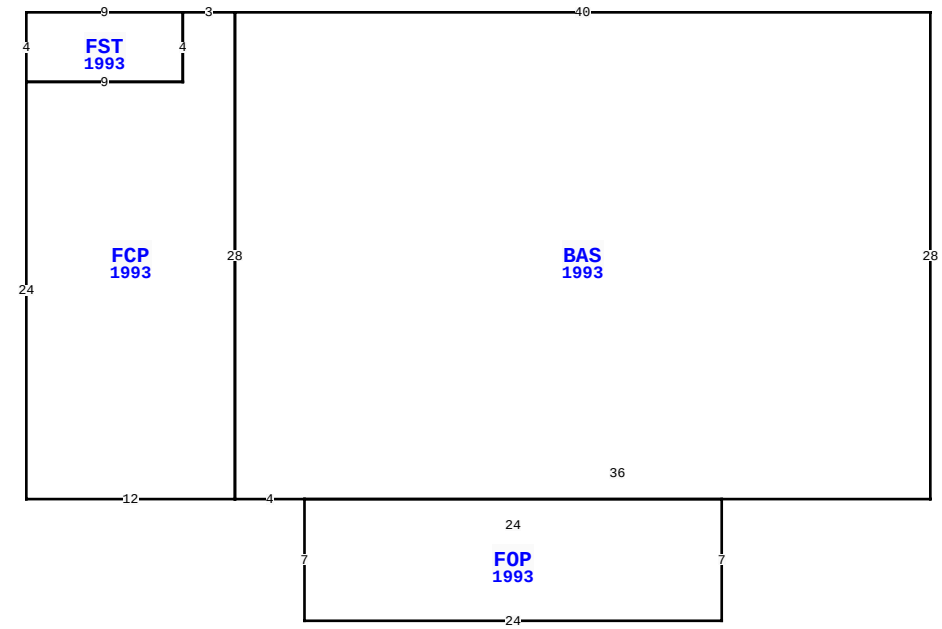
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 80 |
| Exterior Wall | 05 | AVERAGE 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 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 | 62,367 |
| FCP | 300 | 25 | 1993 | 75 | 4,177 |
| FOP | 168 | 30 | 1993 | 50 | 2,785 |
| FST | 36 | 55 | 1993 | 20 | 1,113 |
| TOTALS | 1,624 | | | 1,265 | 70,442 |

## 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 | 87.97 | 111,282 | 1960 | 1960 | 0 | 0 | 0 | 36.70 | 63.30 |

1 SINGLE FAM 0% - 0 Heated Area: 1120 HX Base Yr




86057 CROSBY AVE, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 70,442 |
| TOTAL MARKET OB/XF VALUE | 3,060 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 138,502 |
| SOH/AGL Deduction | 14,662 |
| ASSESSED VALUE | 123,840 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 123,840 |
| TOTAL JUST VALUE | 138,502 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 118,624 |

| 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$.

## 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 | 27 | 11 | 297.00 | SF | 35.00 | 35.00 | 100 | 1970 | 1970 | 3 | 20 | 2,079 | |
| 2 | 0681 | POLE SHED | 0 | 0 | 16 | 12 | 192.00 | SF | 15.00 | 15.00 | 100 | 1970 | 1970 | 3 | 20 | 576 | |
| 3 | 0681 | POLE SHED | 0 | 0 | 15 | 9 | 135.00 | SF | 15.00 | 15.00 | 100 | 1970 | 1970 | 3 | 20 | 405 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,060

| 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 | RM | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS