LOTS 30 & 31 F/K/A 57-5,57-10
IN OR 1202/364
R359836 R3598379

STARLING CARRIE
86015 CROSBY AVE
YULEE, FL 32097

2026

42-2N-27-4350-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

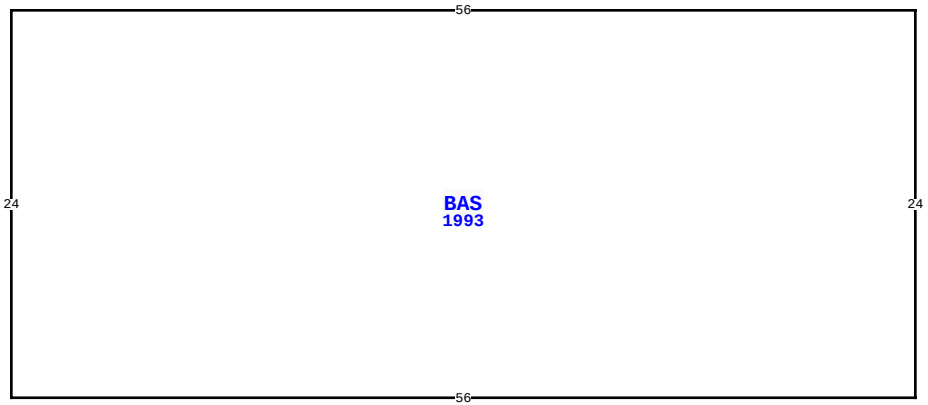
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	19,192
TOTALS	1,344			1,344	19,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,344	84.0000	71.40	95,962	1977	1977	0	20	0	70.00	20.00

1 M/H 93- 0% - 0 Heated Area: 1344 HX Base Yr



86015 CROSBY AVE, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	19,192
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	149,192
SOH/AGL Deduction	101,669
ASSESSED VALUE	47,523
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,523
TOTAL JUST VALUE	149,192
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1202/0364	1/16/2004	WD	Q	I	06	15,000
GRANTOR: KINGERY TONY						
GRANTEE: STARLING RICKIE & C						
0556/0619	11/07/1988	WD	Q	V	01	100
GRANTOR: HOWARD JEANETTE						
GRANTEE: KINGERY TONY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S24 E56 N24$.

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	0	0007	RM	96.00	178.00	2.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	130,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/09/2026 BY SYS