



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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
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NEIGHBORHOOD/LOC	4053.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,062	100	2,062	200,549
BAS	604	100	604	58,744
FGR	648	55	356	34,625
FGR	384	55	211	20,522
FOP	80	30	24	2,334
FOP	95	30	28	2,723

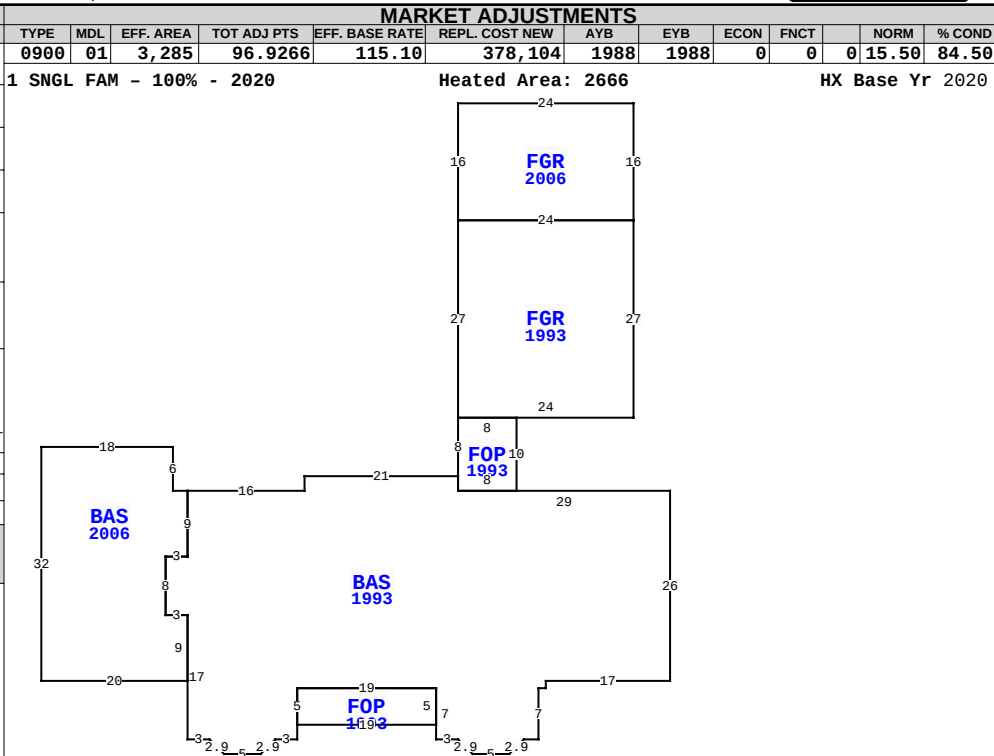
TOTALS	3,873		3,285	319,498
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EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,165.00	SF	5.20	5.20	100	1988	1988	3	57	3,453	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
3	0812	CONCRETE C	0	100	0	0	3,388.00	SF	4.00	4.00	100	1995	1995	3	72	9,757	
4	0845	KOOL DECK	0	100	0	0	1,276.00	SF	7.25	7.25	100	1996	1996	3	73	6,753	
5	0861	POOL GUNIT	0	100	26	34	884.00	SF	85.00	85.00	100	1996	1996	3	20	15,028	
6	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	2005	2005	3	27	2,333	
7	0350	CARPORT WD	0	100	10	24	240.00	SF	13.00	13.00	100	2005	2005	3	27	842	
8	0812	CONCRETE C	0	100	0	0	1,192.00	SF	4.00	4.00	100	2005	2005	3	87	4,148	
9	0462	ST/AL FNC	0	100	100	4	400.00	SF	10.00	10.00	100	2004	2004	3	40	1,600	
10	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2004	2004	3	66	396	

LAND DESCRIPTION	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		OR	0.00	0.00	3.07	AC		1.00	1.00	1.00	80,000.00	80,000.00	245,600							



75150 HARVESTER ST, YULEE

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTALS	3,873		3,285	319,498
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EXTRA FEATURES	
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L N	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	0811	CONCRETE B	0	100	0	0	1,165.00	SF	5.20	5.20	100	1988	1988	3	57	3,453	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
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8	0812	CONCRETE C	0	100	0	0	1,192.00	SF	4.00	4.00	100	2005	2005	3	87	4,148	
9	0462	ST/AL FNC	0	100	100	4	400.00	SF	10.00	10.00	100	2004	2004	3	40	1,600	
10	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2004	2004	3	66	396	

TOTAL OB/XF	46,620
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		OR	0.00	0.00	3.07	AC		1.00	1.00	1.00	80,000.00	80,000.00	245,600							

NASSAU COUNTY PROPERTY										PAGE 1 of 2		4
VALUATION SUMMARY										STANDARD		

VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	351,687	
TOTAL MARKET OB/XF VALUE	46,620	
TOTAL LAND VALUE - MARKET	245,600	
TOTAL MARKET VALUE	643,907	
SOH/AGL Deduction	381,024	
ASSESSED VALUE	262,883	
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE	212,883	
TOTAL JUST VALUE	643,907	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	470,027	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20796	ELEC OTHER	1,000	05/01/2008
B21179	GARAGE	84,480	03/01/2008
R11087	REPAIR/RRF	1,400	03/01/2008
B0516143	ADDITION	40,590	09/01/2005
R08284	REPAIR/RRF	2,000	09/01/2005
R002433	REPAIR/RRF	5,800	04/01/2000

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD
2551/1101	3/29/2022	WD Q	V 03
GRANTOR: CRUMP KEVIN & DANNA	GRANTEE: GREGORY JASON D & I		
2263/1987	2/27/2019	WD U	I 11
GRANTOR: CRUMP KEVIN T & DANNA	GRANTEE: GREGORY JASON D & I		
100			

SALE PRICE	60,000
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GRANTOR: CRUMP KEVIN & DANNA	GRANTEE: GREGORY JASON D & I		
2263/1987	2/27/2019	WD U	I 11
GRANTOR: CRUMP KEVIN T & DANNA	GRANTEE: GREGORY JASON D & I		
100			

BUILDING NOTES			

BUILDING DIMENSIONS			
FGR=[YR=2006]	W24 S16	FGR=[YR=1993]	S27 FOP=[YR=1993]
S8			
BAS=[YR=1993]	W21 S2 W16	BAS=[YR=2006]	W2 N6 W18 S32 E20 N9
W3 N8 E3 N9 \$ S9 W3 S8 E3 S17 E3	D2 R2 E5	R2 U2 E3 N2	
FOP=[YR=1993]	E19 N5 W19 S5 \$ N5 E19 S7 E3	D2 R2 E5	R2 U2
E2 N7 E1 N1 E17 N26 W29 N2 \$ S2 E8 N10 W8 \$ E24 N27 W24 \$ E24	N16 \$		

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

10 ABOVE AVG 100
03 GABLE/HIP 100
03 COMP SHNGL 100
02 WALL BD/WD 100
03 CONC FINSH 100
01 NONE 100
01 NONE 100
0 100
0 100
02 WOOD FRAME 100
1. 1. 100
0 100
00 NONE 100

TOTALS

2,5601,54032,189

EXTRA FEATURES

L N 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

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

6500011,54072.828025.4939,2552008200800018.0082.00

2 GARAGE RES - 100% - 2020Heated Area: 1200HX Base Yr 2020

VALUATION BY

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE351,687
TOTAL MARKET OB/XF VALUE46,620
TOTAL LAND VALUE - MARKET245,600
TOTAL MARKET VALUE643,907
SOH/AGL Deduction381,024
ASSESSED VALUE262,883
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE212,883
TOTAL JUST VALUE643,907
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE470,027

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U V / I RSN CD SALE PRICE

2551/11013/29/2022WDQ Q V 0360,000

GRANTOR: CRUMP KEVIN & DANNA
GRANTEE: GREGORY JASON D & I
2263/19872/27/2019WDU U I 11100
GRANTOR: CRUMP KEVIN T & DANNA
GRANTEE: GREGORY JASON D & I

BUILDING NOTES

BAS=[YR=2008] W30 FCP=[YR=2008] W34 S40 E34 N40\$ S40 E30 N40\$.

BUILDING DIMENSIONS

BAS=[YR=2008] W30 FCP=[YR=2008] W34 S40 E34 N40\$ S40 E30 N40\$.

REVIEW DATE04/18/2022BY NWTotal Acres: 3.07Total Land Value: 245,600Market: 0Agricultural: 0Common: 245,600PRINTED 08/02/2023 BY SYS