SUB OF GOVT LOT 9
PARCELS 2-19 & 40-10
IN OR 2471/1635

CRAWFORD BONNIE N PRICE L/E/CRAWFORD JAMES O L/E
75096 NEWELL RD
YULEE, FL 32097

2023

14-2N-26-4280-0002-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

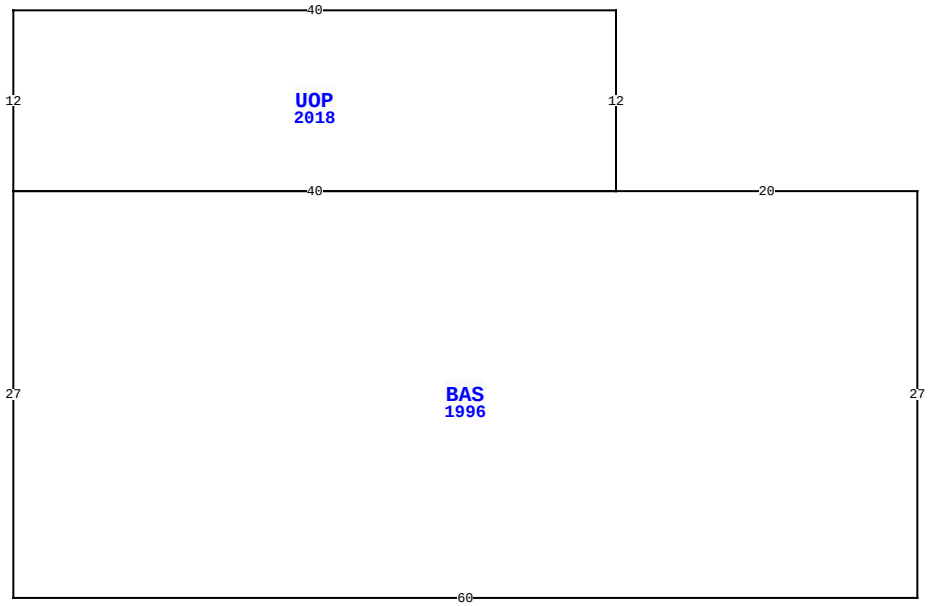
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	69,855
UOP	480	25	120	5,175
TOTALS	2,100		1,740	75,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,740	123.2000	86.24	150,058	1996	2001	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 1997 Heated Area: 1620 HX Base Yr 1997



75096 NEWELL RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		75,029
TOTAL MARKET OB/XF VALUE		28,841
TOTAL LAND VALUE - MARKET		62,300
TOTAL MARKET VALUE		166,170
SOH/AGL Deduction		91,910
ASSESSED VALUE		74,260
TOTAL EXEMPTION VALUE	HX HB	49,260
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		166,170
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2471/1635	6/16/2021	WD	U	I	11	100
GRANTOR: CRAWFORD JAMES O & BO						
GRANTEE: CRAWFORD JAMES & BO						
0890/2011	6/14/1999	QC	U	I	06	100
GRANTOR: NEWELL CONNIE V						
GRANTEE: PRICE BONNIE N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W20 UOP=[YR=2018] N12 W40 S12 E40$ W40 S27 E60 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
3	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1990	1990	3	20	128	
5	1242	WD DECK A	0	100	28	18	504.00	SF	10.00	10.00	100	2017	2017	3	82	4,133	
6	0940	SHEDS/PORT	0	100	36	30	1,080.00	SF	30.00	30.00	100	2011	2011	3	55	17,820	
7	0351	CARPORT MT	0	100	24	30	720.00	SF	10.00	10.00	100	2011	2011	3	55	3,960	

LAND DESCRIPTION

TOTAL OB/XF 28,841

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	000102	C	SFR/MH	100			0.00	0.00	1.00	LT		1.00	1.00	0.89	70,000.00	62,300.00	62,300							

REVIEW DATE 08/16/2018 BY KBX Total Acres: 0.00 Total Land Value: 62,300 Market: 0 Agricultural: 0 Common: 62,300 PRINTED 08/02/2023 BY SYS