

W1/2 OF E1/2 OF N1/2 OF SW1/4  
S1/2 OF NW1/4 OF SW1/4 OF  
SW1/4 IN OR 2163/1942

CREWS FAMILY JOINT REV TRST/CREWS ALLEN R TRUSTEE  
13365 LITTLE JOE PLACE  
BRYCEVILLE, FL 32009

2023

27-1N-24-0000-0003-0020



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 07 | CORK/VILE 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          |
| Occupancy                | 00 | NONE 100       |

|  |  |  |
|--|--|--|
|  |  |  |
|--|--|--|

|          |      |                  |
|----------|------|------------------|
| Quality  | 01   | Quality Level 01 |
| DOR CODE | 5000 | IMPROVED AG      |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 08 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 8005.00 |
|------------------|---------|

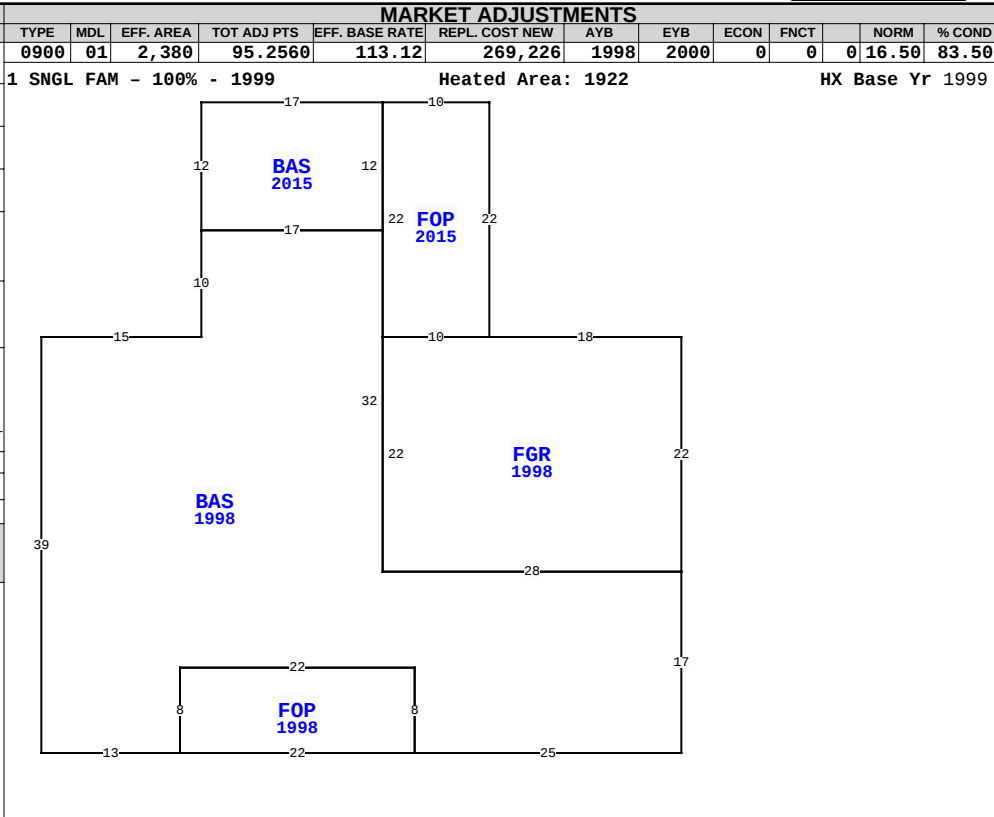
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,718            | 100         | 1,718        | 162,274              |
| BAS       | 204              | 100         | 204          | 19,268               |
| FGR       | 616              | 55          | 339          | 32,021               |
| FOP       | 176              | 30          | 53           | 5,006                |
| FOP       | 220              | 30          | 66           | 6,234                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,934 |  | 2,380 | 224,804 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 1,059.00 | SF | 4.00     | 4.00           |       |
| 2              | 0680       | POLE SHED   | 0   | 100 | 21 | 21 | 441.00   | SF | 10.00    | 10.00          |       |
| 3              | 0510       | GARAGE WD-  | 0   | 100 | 24 | 24 | 576.00   | SF | 35.00    | 35.00          |       |
| 4              | 0350       | CARPORT WD  | 0   | 100 | 24 | 12 | 288.00   | SF | 13.00    | 13.00          |       |
| 5              | 0350       | CARPORT WD  | 0   | 100 | 24 | 12 | 288.00   | SF | 13.00    | 13.00          |       |
| 6              | 0940       | SHEDS/PORT  | 0   | 100 | 10 | 10 | 100.00   | SF | 30.00    | 30.00          |       |
| 7              | 0681       | POLE SHED   | 0   | 100 | 10 | 8  | 80.00    | SF | 15.00    | 15.00          |       |
| 8              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                | 005000   | C   | RURAL HOME           | 100 | 0007 | OR       | 0.00  | 0.00  | 1.00        | AC        |     |
| 2                | 005600   | A   | TIMBER 3 SI          | 0   |      |          | 0.00  | 0.00  | 9.00        | AC        |     |
| 3                | 009910   | M   | MKT. VAL. AG         | 0   |      |          | 0.00  | 0.00  | 9.00        | AC        |     |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 03/05/2020 | BY | TWA |
|-------------|------------|----|-----|



|                                 |          |           |            |     |
|---------------------------------|----------|-----------|------------|-----|
| 13365 LITTLE JOE PL, BRYCEVILLE | BLD DATE | LGL DATE  | 06/15/2023 | MLU |
|                                 | XF DATE  | LAND DATE |            |     |
|                                 | INC DATE | AG DATE   |            |     |

| 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   | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 1,059.00 | SF | 4.00     | 4.00           | 100       | 1998    | 1998        | 3 | 77     | 3,262           |       |
| 2   | 0680       | POLE SHED   | 0   | 100 | 21 | 21 | 441.00   | SF | 10.00    | 10.00          | 100       | 2010    | 2010        | 3 | 64     | 2,822           |       |
| 3   | 0510       | GARAGE WD-  | 0   | 100 | 24 | 24 | 576.00   | SF | 35.00    | 35.00          | 100       | 1999    | 1999        | 3 | 28     | 5,645           |       |
| 4   | 0350       | CARPORT WD  | 0   | 100 | 24 | 12 | 288.00   | SF | 13.00    | 13.00          | 100       | 1999    | 1999        | 3 | 20     | 749             |       |
| 5   | 0350       | CARPORT WD  | 0   | 100 | 24 | 12 | 288.00   | SF | 13.00    | 13.00          | 100       | 1999    | 1999        | 3 | 20     | 749             |       |
| 6   | 0940       | SHEDS/PORT  | 0   | 100 | 10 | 10 | 100.00   | SF | 30.00    | 30.00          | 100       | 2010    | 2010        | 3 | 50     | 1,500           |       |
| 7   | 0681       | POLE SHED   | 0   | 100 | 10 | 8  | 80.00    | SF | 15.00    | 15.00          | 100       | 2010    | 2010        | 3 | 64     | 768             |       |
| 8   | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1998    | 1998        | 3 | 83     | 2,905           |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 18,400      |  |  |  |  |  |  |  |  |  |  |  |

|                    |                          |                 |                     |                |
|--------------------|--------------------------|-----------------|---------------------|----------------|
| Total Acres: 10.00 | Total Land Value: 33,690 | Market: 171,000 | Agricultural: 3,690 | Common: 30,000 |
|--------------------|--------------------------|-----------------|---------------------|----------------|

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 2 | 6      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 6              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 232,666     |        |
| TOTAL MARKET OB/XF VALUE  |  | 18,400      |        |
| TOTAL LAND VALUE - MARKET |  | 201,000     |        |
| TOTAL MARKET VALUE        |  | 284,756     |        |
| SOH/AGL Deduction         |  | 133,354     |        |
| ASSESSED VALUE            |  | 151,402     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 101,402     |        |
| TOTAL JUST VALUE          |  | 452,066     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 217,628     |        |

|            |             |        |            |
|------------|-------------|--------|------------|
| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
| B1529877   | ADDITION    | 26,100 | 01/31/2015 |
| B984881    | NEW CONSTR  | 98,632 | 04/01/1998 |

| SALES DATA                     |            |           |     |     |        |            |  |
|--------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2163/1942                      | 12/12/2017 | QC U      | I   | 11  |        | 100        |  |
| GRANTOR: CREWS ALLEN R & BEATR |            |           |     |     |        |            |  |
| GRANTEE: CREWS FAMILY JOINT    |            |           |     |     |        |            |  |
| 0474/0370                      | 11/01/1985 | WD U      | V   |     |        | 18,000     |  |
| GRANTOR:                       |            |           |     |     |        |            |  |
| GRANTEE:                       |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                              |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|
| FGR=[YR=1998] W18 FOP=[YR=2015] N22 W10 BAS=[YR=2015] W17 S12 BAS=[YR=1998] S10 W15 S39 E13 FOP=[YR=1998] E22 N8 W22 S8 \$ N8 E22S8 E25 N17 W28 N32 W17\$ E17 N12\$ S22 E10\$ W10 S22 E28 N22\$. |  |  |  |  |  |  |  |

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