

LOT W1/2 OF 31
IN OR 2473/596
EX S-3 S-6 S-7 S-8 S-9 (SEC43)

CRISP FAMILY REV LIVING TRUST/CRISP JOHN A TRUSTEE
97065 ADDISON PL
YULEE, FL 32097

2023

42-3N-28-5080-0031-0010



BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	05	AVERAGE 80	
Exterior Wall	12	CEDAR 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms	4	100	
Bathrooms	4	100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units	0	100	
BUD8 Adjustme	04	DIST 01 100	
Occupancy	00	NONE 100	
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,655	100	1,655	150,437
FOP	102	30	31	2,818
FOP	132	30	40	3,636
FOP	245	30	74	6,726
FOP	300	30	90	8,181
FOP	300	30	90	8,181
FUS	1,655	100	1,655	150,437
STR	99	10	10	909
UOP	132	20	26	2,364
UOP	143	20	29	2,636
TOTALS	4,763		3,700	336,324

EXTRA FEATURES		BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	2005	2005	3	90	3,150	
4	0532	STBL WD FL	0	100	42	20		840.00	SF 37.50	100	2005	2005	3	44	13,860	
5	0861	POOL GUNIT	0	100	27	15		405.00	SF 85.00	100	2005	2005	3	44	15,147	
6	0845	KOOL DECK	0	100	45	26		1,170.00	SF 7.25	100	2005	2005	3	87	7,380	
7	0471	VINYL FNC	0	100	0	0		58.00	LF 32.00	100	2005	2005	3	69	1,281	
8	0470	VNYL GATE	0	100	0	0		2.00	UT 300.00	100	2005	2005	3	69	414	
9	0855	CONC PAVER	0	100	6	6		36.00	SF 10.00	100	2005	2005	3	87	313	
11	0940	SHEDS/PORT	0	100	30	8		240.00	SF 30.00	100	2007	2007	3	35	2,520	
12	0812	CONCRETE C	0	100	0	0		1,885.00	SF 4.00	100	2007	2007	3	89	6,711	

LAND DESCRIPTION		CLAS	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	0008	OR	0.00	0.00	1.50	AC		1.00	1.00	0.65	80,000.00	52,000.00	78,000							

REVIEW DATE 09/21/2018 BY KWX

MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		PAGE 1 of 1									4
0100	01	3,700	109.5930	98.91	365,967	2005	2005	0	0	0	8.10	91.90		VALUATION SUMMARY									
1 SINGLE FAM - 100% - 2017														Tax Group: 4									STANDARD
Heated Area: 3310														Tax Dist:									
HX Base Yr 2017														BUILDING MARKET VALUE									336,324
														TOTAL MARKET OB/XF VALUE									50,776
														TOTAL LAND VALUE - MARKET									78,000
														TOTAL MARKET VALUE									465,100
														SOH/AGL Deduction									191,156
														ASSESSED VALUE									273,944
														TOTAL EXEMPTION VALUE									50,000
														BASE TAXABLE VALUE									223,944
														TOTAL JUST VALUE									465,100
														NCON VALUE									0
														INCOME VALUE									
														PREVIOUS YEAR MKT VALUE									382,725

97065 ADDISON PL, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/20/2023 MLU

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514216	ELEC OTHER	5,900	02/01/2005
M0509163	MECH OTHER	0	02/01/2005
R0507106	REPAIR/RRF	6,000	02/01/2005
B0514393	NEW CONSTR	210,664	02/01/2005
P0508931	OTHER	0	02/01/2005
B0515196	SWIM POOL	27,000	01/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2473/0596	6/21/2021	WD U	I	11		100
GRANTOR: CRISP JOHN A & HOLLY						
GRANTEE: CRISP FAMILY REVOC						
2049/0114	5/04/2016	SW U	I	18		222,500
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: KEITER HOLLY A & JO						

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2005] W50 S6 BAS=[YR=2005] S32 FOP=[YR=2005] S6 E17 UOP=[YR=2005] E11 FOP=[YR=2005] S6 E22 N6 W22\$ N13 W11 S13 \$ N6 W17 \$ E17 N7 E11 S13 E22 N38 W50 \$ E50 N6\$ PTR= E15 FOP=[YR=2005] E50 S6 FUS=[YR=2005] S38 UOP=[YR=2005] S6 W22 STR=[YR=2005] S3 W11 N9 E11 S6 \$ N6 E22 \$ W22 FOP=[YR=2005] N13 W11 S7 W17S6 E28 \$ N13 W11 S7 W17 N32 E50 \$ W50 N6 \$ W15 \$.	

Total Acres: 1.50 Total Land Value: 78,000 Market: 0 Agricultural: 0 Common: 78,000 PRINTED 08/02/2023 BY SYS