LOT 22
LANCEFORD PB 6/356

CRUTCHFIELD CHARLES D & SHERRY L
96113 GRAVEL CREEK DRIVE
YULEE, FL 32097

2023

45-3N-28-121L-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

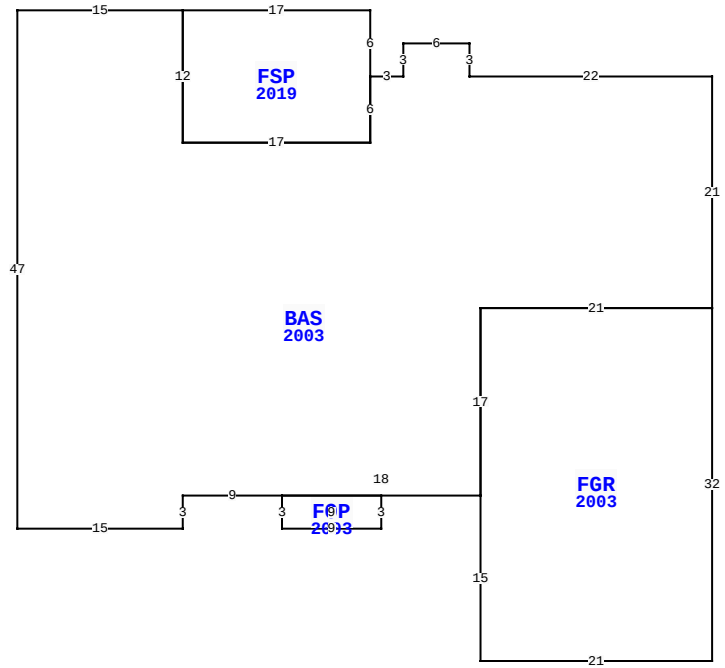
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,088	100	2,088	231,471
FGR	672	55	370	41,018
FOP	27	30	8	887
FSP	204	40	82	9,090
TOTALS	2,991		2,548	282,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,548	108.8640	129.28	329,405	2003	2003	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2020 Heated Area: 2088 HX Base Yr 2020



96113 GRAVEL CREEK DR, 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		282,465
TOTAL MARKET OB/XF VALUE		6,065
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		388,530
SOH/AGL Deduction		170,416
ASSESSED VALUE		218,114
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		168,114
TOTAL JUST VALUE		388,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2301/0253	8/28/2019	WD	Q	I	01	310,000
GRANTOR: JOHNSON JOSEPH R & MA						
GRANTEE: CRUTCHFIELD CHARLES						
1196/1159	12/19/2003	WD	U	I	01	243,000
GRANTOR: JOHNSON-FERREIRA BUIL						
GRANTEE: JOHNSON JOSEPH R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W22 N3 W6 S3 W3 FSP=[YR=2019] N6 W17 S12 E17 N6$ S6 W17 N12 W15 S47 E15 N3 E9 FOP=[YR=2003] S3 E9 N3 W9$ E18 FGR=[YR=2003] S15 E21 N32 W21 S17$ N17 E21 N21$.

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	0812	CONCRETE C	0	100	0	0	1,805.00	SF	4.00	4.00	100	2003	2003	3	84	6,065	

LAND DESCRIPTION

TOTAL OB/XF 6,065

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	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 08/14/2018 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS