IN OR 2215/625

HOLLINGSWORTH MATTHEW & TANYA A
96173 CREWS CREEK AVENUE
YULEE, FL 32097

2023

50-3N-28-0000-0026-0000

BUILDING CHARACTERISTICS

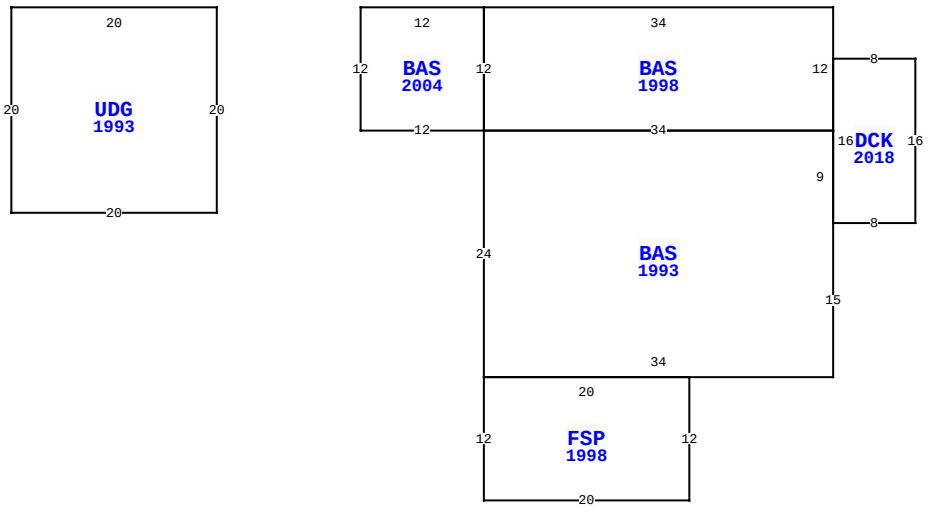
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	816	100	816	85,244
BAS	408	100	408	42,622
BAS	144	100	144	15,043
DCK	128	10	13	1,358
FSP	240	40	96	10,028
UDG	400	55	220	22,982
TOTALS	2,136		1,697	177,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,697	126.5000	114.17	193,746	1959	2005	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1368 HX Base Yr 2019



96173 CREWS CREEK AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		177,278
TOTAL MARKET OB/XF VALUE		129
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		257,407
SOH/AGL Deduction		92,876
ASSESSED VALUE		164,531
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		114,531
TOTAL JUST VALUE		257,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310835	REMODEL	8,500	01/01/2003
985320	NEW CONSTR	800	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2215/0625	7/31/2018	WD	Q	I	01	196,000
GRANTOR: HINES MICHAEL A & MAR						
GRANTEE: HOLLINGSWORTH MATTH						
1111/0507	2/04/2003	WD	U	I	05	37,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: HINES MICHAEL A & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W34 BAS=[YR=2004] W12 S12 E12 N12 $ S12
BAS=[YR=1993] S24 FSP=[YR=1998] S12 E20 N12 W20 $ E34 N15
DCK=[YR=2018] E8 N16 W8 S16$ N9 W34 $ E34 N12$ PTR= W80
UDG=[YR=1993] E20 S20 W20 N20 $ E80 $.

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	0810	CONCRETE A	0	100	20	2	40.00	SF	6.50	6.50	100	1985	1985	3	49.5	129	

LAND DESCRIPTION

TOTAL OB/XF 129

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	000115	C	SFR ACRES	100	0005	RMH	245.00	175.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 10/12/2018 BY KW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS