IN OR 2363/1418

SMITH DYLAN PATRICK
96025 CREWS CREEK AVE
YULEE, FL 32097

2023

50-3N-28-0000-0028-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

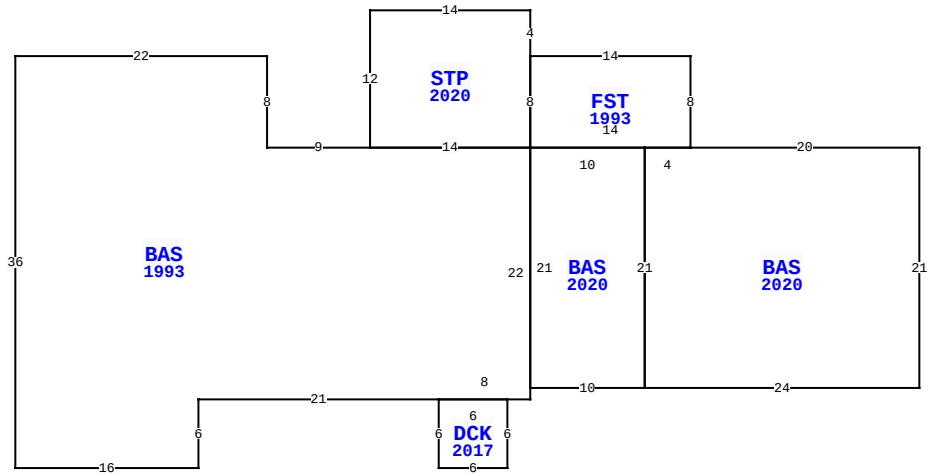
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,262	100	1,262	138,902
BAS	210	100	210	23,114
BAS	504	100	504	55,472
DCK	36	10	4	440
FST	112	55	62	6,824
STP	168	10	17	1,871
TOTALS	2,292		2,059	226,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,059	109.3680	129.87	267,402	1957	2005	0	0	0	15.25	84.75

1 SNGL FAM – 100% - 2021 Heated Area: 1976 HX Base Yr 2021



96025 CREWS CREEK AVE, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		243,298
TOTAL MARKET OB/XF VALUE		9,142
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		332,440
SOH/AGL Deduction		93,577
ASSESSED VALUE		238,863
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		188,863
TOTAL JUST VALUE		332,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1705740	REPAIR/RRF	7,500	09/01/2017
3854	H/AC	2,700	07/11/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2363/1418	4/10/2020	SW	Q	I	01	265,000
GRANTOR: OTAK PROPERTIES LLC						
GRANTEE: SMITH DYLAN PATRICK						
2136/1220	7/27/2017	WD	U	I	37	100,000
GRANTOR: DUSTER LOWELL C						
GRANTEE: OTAK PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W20 FST=[YR=1993] N8 W14 STP=[YR=2020] N4 W14 S12 BAS=[YR=1993] W9 N8 W22 S36 E16 N6 E21 DCK=[YR=2017] S6 E6 N6 W6$ E8 N22 W14$ E14 N8$ S8 E14$ W4 BAS=[YR=2020] W10 S21 E10 N21$ S21 E24 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	0810	CONCRETE A	0	100	46	6	276.00	SF	6.50	6.50	100	2019	2019	3	99	1,776	
3	0812	CONCRETE C	0	100	50	32	1,600.00	SF	4.00	4.00	100	2019	2019	3	99	6,336	
4	0810	CONCRETE A	0	100	40	4	160.00	SF	6.50	6.50	100	2020	2020	3	99	1,030	

LAND DESCRIPTION

TOTAL OB/XF 9,142

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		RMH	175.00	246.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 04/06/2021 BY KWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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YULEE, FL 32097

2023

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BUILDING CHARACTERISTICS

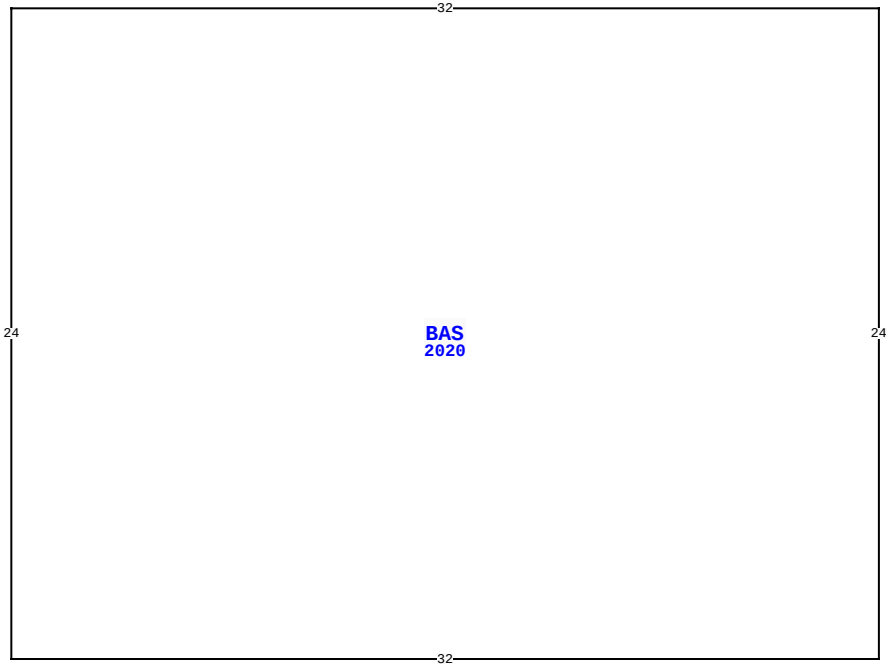
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	12	CEDAR 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
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	768	100	768	16,675
TOTALS	768		768	16,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	768	67.4245	23.60	18,125	2014	2014	0	0	0	8.00	92.00

2 GARAGE RES – 100% - 2021 Heated Area: 768 HX Base Yr 2021



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GRANTOR: DUSTER LOWELL C						
GRANTEE: OTAK PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W32 S24 E32 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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