



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	896	100	896	89,496
FGR	308	55	169	16,880
FUS	512	100	512	51,140
UOP	192	20	38	3,795
TOTALS	1,908		1,615	161,312

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990
2	0681	POLE SHED	0 100	24	16	384.00	SF	15.00	15.00	100	1998

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	000115	C	SFR ACRES	100		RMH	0.00	0.00	1.00	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,615	130.2030	117.51	189,779	1990	1990	0	0	0 15.00	85.00

1 SINGLE FAM - 100% - 1991 Heated Area: 1408 HX Base Yr 1991

14

22

FGR 1993

22

32

28

BAS 1993

28

32

6

UOP 1993

6

32

16

FUS 1993

16

96185 CREWS CREEK AV, YULEE											
BLD DATE				LGL DATE				06/20/2023			
XF DATE				LAND DATE				MLU			
INC DATE				AG DATE							

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
STANDARD											
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										174,780	
TOTAL MARKET OB/XF VALUE										4,005	
TOTAL LAND VALUE - MARKET										80,000	
TOTAL MARKET VALUE										258,785	
SOH/AGL Deduction										137,066	
ASSESSED VALUE										121,719	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										71,719	
TOTAL JUST VALUE										258,785	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										212,252	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800181	REPAIR/RRF	8,500	01/01/2018
E1706657	CHNGE SRVC	0	10/01/2017
3258	H/AC	2,100	01/10/1990
3739	NEW CONSTR	2,475	12/01/1989
6280	NEW CONSTR	1,790	11/01/1989
6078	NEW CONSTR	56,875	10/26/1989

SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0576/1131		8/14/1989		QC	U	V	01	100	
GRANTOR: BRYANT ONA DEEN									
GRANTEE: BRYANT CARL & TERES									
BUILDING NOTES									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W32 FGR=[YR=1993] W14 S22 E14 N22 \$ S28											
UOP=[YR=1993] S6 E32 N6 W32 \$ E32 N28 \$ PTR= E15											
FUS=[YR=1993] E32 S16 W32 N16 \$ W15 \$.											

[illegible]