PT UNNUMBERED 31.5 ACRE TRACT
OF PBK 1/1 & PT GOVT LOT 2 OF
SEC 56-3N-28E IN OR 2637/710

ADAMS JOHN PAUL & PAENG
96003 CROWN CT
YULEE, FL 32097

2023

50-3N-28-5280-0001-004A

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

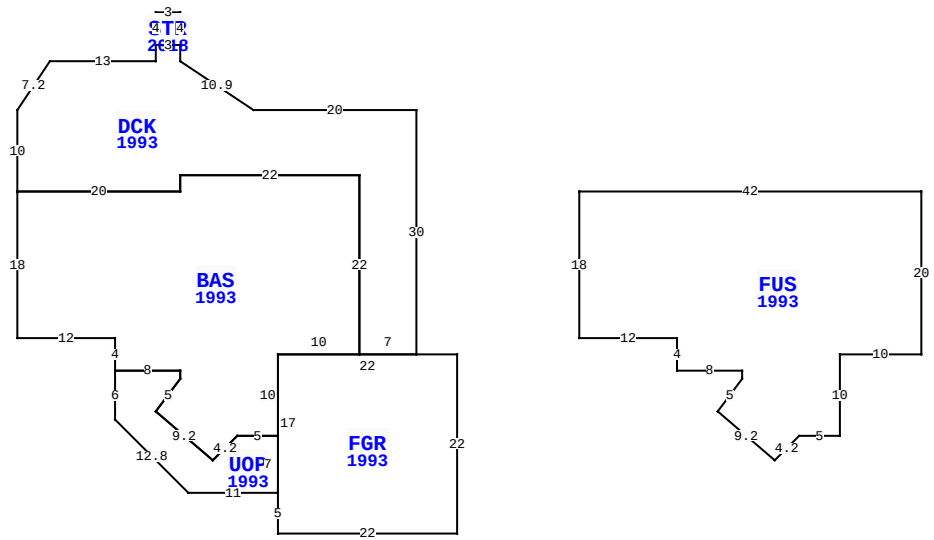
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,016	100	1,016	107,727
DCK	727	10	73	7,740
FGR	484	55	266	28,204
FUS	972	100	972	103,062
STR	12	10	1	106
UOP	144	20	29	3,075
TOTALS	3,355		2,357	249,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,357	105.6685	125.48	295,756	1989	1989	0	0	0	15.50	84.50

1 SNGL FAM – 0% - 2023 Heated Area: 1988 HX Base Yr



96003 CROWN CT, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/21/2023 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	249,914
TOTAL MARKET OB/XF VALUE	3,317
TOTAL LAND VALUE - MARKET	86,426
TOTAL MARKET VALUE	339,657
SOH/AGL Deduction	0
ASSESSED VALUE	339,657
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	339,657
TOTAL JUST VALUE	339,657
NCON VALUE	253,231
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	284,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2637/710	5/08/2023	WD	Q	I	01	330,000
GRANTOR: WATSON DEBORAH O &						
GRANTEE: ADAMS JOHN PAUL & P						
2613/1079	1/12/2023	FJ	U	I	11	0
GRANTOR: O'NEAL JOHN C JR EST						
GRANTEE: WATSON DEBORAH O &						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W20 U6 L9 N2 STR=[YR=2018] N4 W3 S4 E3$ W3 S2 W13 D6 L4 S10 BAS=[YR=1993] S18 E12 S4 UOP=[YR=1993] S6 R9 D9 E11 FGR=[YR=1993] S5 E22 N22 W22 S17$ N7 W5 D3 L3 U6 L7 U4 R3 N1 W8$ E8 S1 D4 L3 D6 R7 U3 R3 E5 N10 E10 N22 W22 S2 W20$ E20 N2 E22 S22 E7 N30$ PTR= E20 S10 FUS=[YR=1993] E42 S20 W10 S10 W5 D3 L3 L7 U6 U4 R3 N1 W8 N4 W12 N18$ N10 W20$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	68	1,360	
2	0810	CONCRETE A	0	0	22	23	506.00	SF	6.50	6.50	100	1989	1989	3	59.5	1,957	

LAND DESCRIPTION

TOTAL OB/XF 3,317

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	000116	C	SFR MARSH	0	0008	RS-1	0.00	0.00	1.08	AC		1.00	1.00	1.00	80,000.00	80,000.00	86,400							
2	009620	C	MARSH	0			0.00	0.00	0.26	AC		1.00	1.00	1.00	100.00	100.00	26							

REVIEW DATE 12/11/2018 BY KW Total Acres: 1.34 Total Land Value: 86,426 Market: 0 Agricultural: 0 Common: 86,426 PRINTED 08/02/2023 BY SYS