PT UNNUMBERED 31.5 ACRE TRACT
OF PBK 1/1 IN OR 2232/1500 &
ESMT IN OR 413/575 & MAINT

WILLIAMS VALERIE S L/E/
96013 CROWN CT
YULEE, FL 32097

2023

50-3N-28-5280-0001-020A

BUILDING CHARACTERISTICS

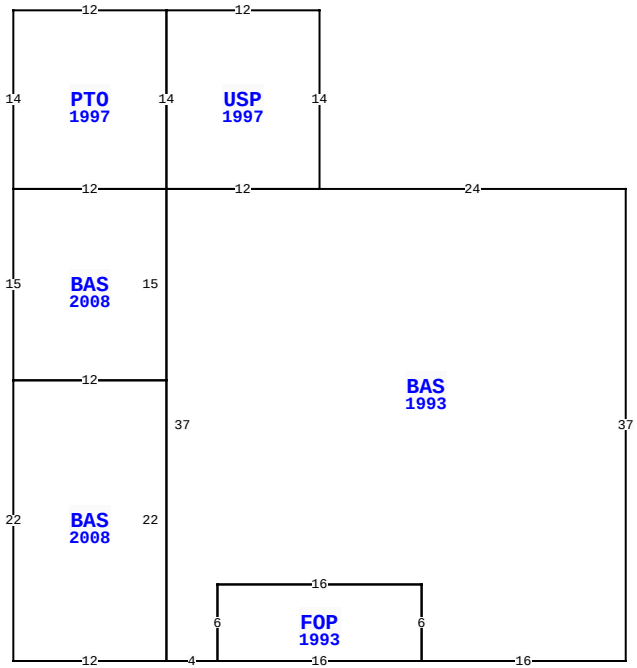
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,236	100	1,236	117,566
BAS	180	100	180	17,122
BAS	264	100	264	25,111
FOP	96	30	29	2,759
PTO	168	5	8	761
USP	168	30	50	4,756
TOTALS	2,112		1,767	168,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,767	100.4400	119.27	210,750	1991	1995	0	0	0	20.25	79.75

1 SNGL FAM – 100% - 1992 Heated Area: 1680 HX Base Yr 1992



96013 CROWN CT, YULEE

BLD DATE		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		168,073
TOTAL MARKET OB/XF VALUE		10,166
TOTAL LAND VALUE - MARKET		175,640
TOTAL MARKET VALUE		353,879
SOH/AGL Deduction		219,199
ASSESSED VALUE		134,680
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		84,680
TOTAL JUST VALUE		353,879
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973844	ADDITION	2,400	04/01/1997
7073	NEW CONSTR	53,970	03/12/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2232/1500	10/22/2018	LE	U	I	11	100
GRANTOR: WILLIAMS VALERIE S						
GRANTEE: COLLINS LINDA						
0591/0353	2/23/1990	QC	U	V	01	100
GRANTOR: GRAY KEITH & VALERIE						
GRANTEE: WILLIAMS VALERIE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 USP=[YR=1997] N14 W12 PTO=[YR=1997] W12 S14 BAS=[YR=2008] S15 BAS=[YR=2008] S22 E12 N22 W12$ E12 N15 W12$ E12 N14$ S14 E12$ W12 S37 E4 FOP=[YR=1993] E16 N6 W16 S6$ N6 E16 S6 E16 N37$.

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	0	0	263.00	SF	6.50	6.50	100	1991	1991	3	64	1,094	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
3	0510	GARAGE WD-	0	100	26	36	936.00	SF	35.00	35.00	100	1993	1993	3	20	6,552	

LAND DESCRIPTION

TOTAL OB/XF 10,166

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	0008	RS-1	207.00	422.00	2.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	160,000							
2	000115	C	SFR ACRES	100		RS-1	30.00	334.00	0.23	AC		1.00	1.00	0.85	80,000.00	68,000.00	15,640							

REVIEW DATE 12/11/2018 BY KW Total Acres: 2.23 Total Land Value: 175,640 Market: 0 Agricultural: 0 Common: 175,640 PRINTED 08/02/2023 BY SYS