PT LOT 15 OF THIGPEN SURVEY
DBK 39/356 & PT GOVT LOT 2 OF
SEC 56-3N-28E IN OR 2042/1511

CREWS DEWAYNE & JENNIFER
97094 WISTERIA LN
YULEE, FL 32097

2024

42-3N-28-5080-0015-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

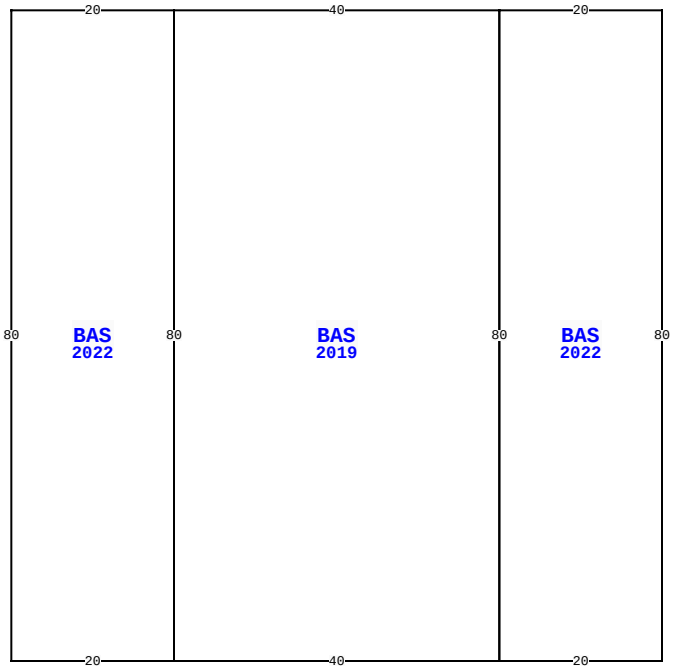
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,200	100	3,200	46,332
BAS	1,600	100	1,600	23,166
BAS	1,600	100	1,600	23,166
TOTALS	6,400		6,400	92,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
6500	01	6,400	61.7500	21.61	138,304	2019	2020	0	0	30	3.00	67.00

2 GARAGE RES – 0% - 0 Heated Area: 6400 HX Base Yr



97094 WISTERIA LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2024 DC
INC DATE		AG DATE	05/24/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	164,795
TOTAL MARKET OB/XF VALUE	10,906
TOTAL LAND VALUE - MARKET	974,330
TOTAL MARKET VALUE	351,654
SOH/AGL Deduction	0
ASSESSED VALUE	351,654
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	351,654
TOTAL JUST VALUE	1,150,031
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	848,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B210014380	REPLACEMENT 6264-	584,483	10/19/2021
21014378	SHED	36,716	10/19/2021
B??	DEMOLITION	0	12/01/2017
94-01077	SWIM POOL	27,547	07/01/1994
3095	H/AC	6,050	07/27/1989
5736	NEW CONSTR	46,612	05/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2043/0818	4/27/2016	WD	U	V	37	7,000
GRANTOR: ISLE DE MAI INVESTMEN						
GRANTEE: CREWS DEWAYNE & JEN						
2042/1511	4/27/2016	SW	U	I	12	412,500
GRANTOR: CBC NATIONAL BANK						
GRANTEE: CREWS DEWAYNE & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 BAS=[YR=2019] W40 BAS=[YR=2022] W20 S80 E20 N80$ S80 E40 N80$ S80 E20 N80$.

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	0811	CONCRETE B	0	0	0	0	528.00	SF	3.48	3.48	100	2019	2019	3	98	1,803	
2	0811	CONCRETE B	0	0	0	0	680.00	SF	3.48	3.48	100	2019	2019	3	98	2,322	
3	0810	CONCRETE A	0	0	0	0	224.00	SF	4.36	4.36	100	2022	2022	3	100	976	
4	0351	CARPORT MT	0	0	50	18	900.00	SF	7.50	7.50	100	2019	2019	3	86	5,805	

LAND DESCRIPTION

TOTAL OB/XF 10,906

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		RSF-1	350.00	120.00	2.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	170,000							
2	006740	A	BEES	0		RSF-1			9.46	AC		1.00	1.00	1.00	605.00	605.00	5,723							
3	009620	C	MARSH	0		RSF-1	0.00	0.00	2.30	AC		1.00	1.00	1.00	100.00	100.00	230							
4	009910	M	MKT.VAL.AG	0		RSF-1			9.46	AC		1.00	1.00	1.00	85,000.00	85,000.00	804,100							

REVIEW DATE 09/13/2022 BY DJ Total Acres: 13.76 Total Land Value: 175,953 Market: 804,100 Agricultural: 5,723 Common: 170,230 PRINTED 08/06/2024 BY SYS

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	12	MODULAR MT 50
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

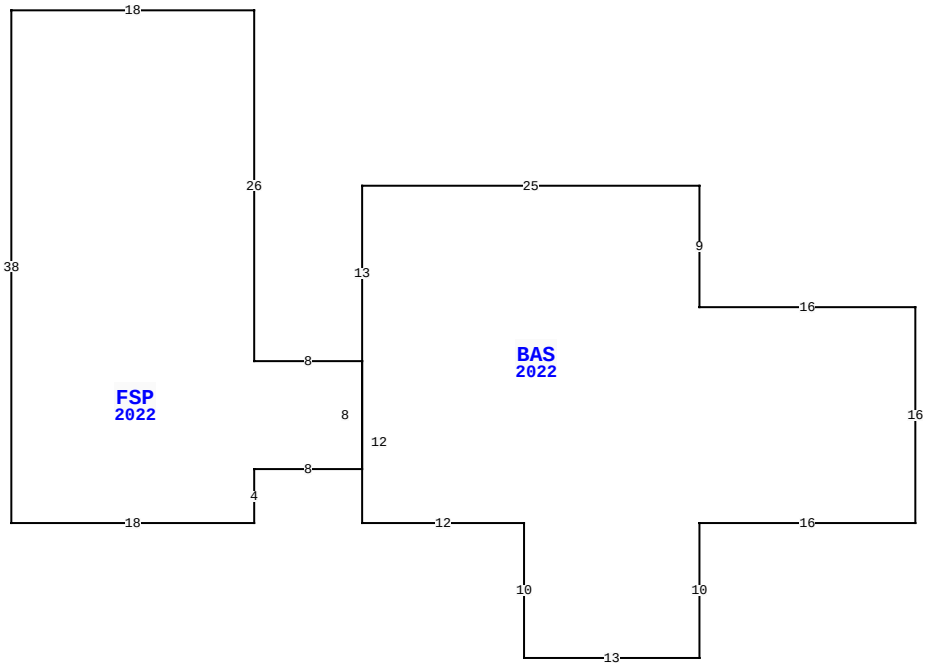
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,011	100	1,011	55,667
FSP	748	40	299	16,463
TOTALS	1,759		1,310	72,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,310	111.8000	55.90	73,229	2019	2019	0	0	0	1.50	98.50

3 ACCESORY U – 0% - 0 Heated Area: 1011 HX Base Yr



97094 WISTERIA LN, YULEE

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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	848,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: CBC NATIONAL BANK						
GRANTEE: CREWS DEWAYNE & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 N9 W25 S13 FSP=[YR=2022] W8 N26 W18 S38 E18 N4 E8 N8$ S12 E12 S10 E13 N10 E16 N16$.

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

REVIEW DATE 09/13/2022 BY DJ Total Acres: 13.76 Total Land Value: 175,953 Market: 804,100 Agricultural: 5,723 Common: 170,230 PRINTED 08/06/2024 BY SYS