

LOT W1/2 OF 31
IN OR 2473/596
EX S-3 S-6 S-7 S-8 S-9 (SEC43)

CRISP FAMILY REV LIVING TRUST/CRISP JOHN A TRUSTEE
97065 ADDISON PL
YULEE, FL 32097

2024

42-3N-28-5080-0031-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality 05 Quality Level 05

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	1,655	100	1,655	157,484
FOP	102	30	31	2,949
FOP	132	30	40	3,806
FOP	245	30	74	7,041
FOP	300	30	90	8,564
FOP	300	30	90	8,564
FUS	1,655	100	1,655	157,484
STR	99	10	10	951
UOP	132	20	26	2,474
UOP	143	20	29	2,759
TOTALS	4,763		3,700	352,079

EXTRA FEATURES

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0532	STBL WD FL	0	100	42	20	840.00	SF	37.50	37.50	100	2005	2005	3	40	12,600	
3	0861	POOL GUNIT	0	100	27	15	405.00	SF	85.00	85.00	100	2005	2005	3	40	13,770	
4	0845	KOOL DECK	0	100	45	26	1,170.00	SF	7.25	7.25	100	2005	2005	3	86	7,295	
5	0471	VINYL FNC	0	100	0	0	58.00	LF	32.00	32.00	100	2005	2005	3	66	1,225	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	66	396	
7	0855	CONC PAVER	0	100	6	6	36.00	SF	10.00	10.00	100	2005	2005	3	86	310	
8	0940	SHEDS/PORT	0	100	30	8	240.00	SF	30.00	30.00	100	2007	2007	3	31	2,232	
9	0812	CONCRETE C	0	100	0	0	1,885.00	SF	4.00	4.00	100	2007	2007	3	88	6,635	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	OR	0.00	0.00	1.50	AC		1.00	1.00	0.65	80,000.00	52,000.00	78,000							

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS													1 SINGLE FAM - 100% - 2017				Heated Area: 3310				HX Base Yr 2017			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND												
0100	01	3,700	109.5930	104.11	385,207	2005	2005	0	0	0	8.60	91.40												

97065 ADDISON PL, YULEE

TOTAL OB/XF													47,578			
UNITS	UT	Adj R		ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE		NOTES				
1.00	UT	3,500.00		3,500.00	100	2005	2005	3	89	3,115						
840.00	SF	37.50		37.50	100	2005	2005	3	40	12,600						
405.00	SF	85.00		85.00	100	2005	2005	3	40	13,770						
1,170.00	SF	7.25		7.25	100	2005	2005	3	86	7,295						
58.00	LF	32.00		32.00	100	2005	2005	3	66	1,225						
2.00	UT	300.00		300.00	100	2005	2005	3	66	396						
36.00	SF	10.00		10.00	100	2005	2005	3	86	310						
240.00	SF	30.00		30.00	100	2007	2007	3	31	2,232						
1,885.00	SF	4.00		4.00	100	2007	2007	3	88	6,635						

TOTAL OB/XF													47,578		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA				
08 OR	0.00	0.00	1.50	AC		1.00	1.00	0.65	80,000.00	52,000.00					

Total Acres: 1.50 Total Land Value: 78,000 Market: 0 Agricultural: 0 Common: 78,000

NASSAU COUNTY PROPERTY													PAGE 1 of 1				4
VALUATION SUMMARY													STANDARD				
VALUATION BY													Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE													352,079				
TOTAL MARKET OB/XF VALUE													47,578				
TOTAL LAND VALUE - MARKET													78,000				
TOTAL MARKET VALUE													477,657				
SOH/AGL Deduction													195,495				
ASSESSED VALUE													282,162				
TOTAL EXEMPTION VALUE													50,000				HX HB
BASE TAXABLE VALUE													232,162				
TOTAL JUST VALUE													477,657				
NCON VALUE													0				
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE													465,100				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514216	ELEC OTHER	5,900	02/01/2005
M0509163	MECH OTHER	0	02/01/2005
R0507106	REPAIR/RRF	6,000	02/01/2005
B0514393	NEW CONSTR	210,664	02/01/2005
P0508931	OTHER	0	02/01/2005
B0515196	SWIM POOL	27,000	01/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2473/0596	6/21/2021	WD	U	I	11		100
GRANTOR: CRISP JOHN A & HOLLY							
GRANTEE: CRISP FAMILY REVOKA							
2049/0114	5/04/2016	SW	U	I	18		222,500
GRANTOR: SECRETARY OF HOUSING							
GRANTEE: KEITER HOLLY A & JO							

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2005] W50 S6 BAS=[YR=2005] S32 FOP=[YR=2005] S6 E17 UOP=[YR=2005] E11 FOP=[YR=2005] S6 E22 N6 W22\$ N13 W11 S13 \$ N6 W17 \$ E17 N7 E11 S13 E22 N38 W50 \$ E50 N6\$ PTR= E15 FOP=[YR=2005] E50 S6 FUS=[YR=2005] S38 UOP=[YR=2005] S6 W22 STR=[YR=2005] S3 W11 N9 E11 S6 \$ N6 E22 \$ W22 FOP=[YR=2005] N13 W11 S7 W17S6 E28 \$ N13 W11 S7 W17 N32 E50 \$ W50 N6 \$ W15 \$.									

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