

CROWE ERIN E & MICHAEL W
374 SWEETGUM ST
YULEE, FL 32097

44-2N-27-1003-0031-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 03										0900 01 3,061 89.4240 111.78 342,159 2021 2021 0 0 0.50 99.50										Tax Group: 4 Tax Dist:									
Roof Structur 03										1 SNGL FAM - 100% - 2022 Heated Area: 2704 HX Base Yr 2022										BUILDING MARKET VALUE 340,448									
Roof Cover 05																				TOTAL MARKET OB/XF VALUE 73,601									
Interior Wall 03																				TOTAL LAND VALUE - MARKET 60,000									
Interior Floo 13																				TOTAL MARKET VALUE 474,049									
Interior Floo 14																				SOH/AGL Deduction 47,587									
Air Condition 03																				ASSESSED VALUE 426,462									
Heating Type 04																				TOTAL EXEMPTION VALUE HX HB VX 55,000									
Bedrooms 02																				BASE TAXABLE VALUE 371,462									
Bathrooms 02																				TOTAL JUST VALUE 474,049									
Frame 02																				NCON VALUE 0									
Stories 2.																				INCOME VALUE									
Units 00																				PREVIOUS YEAR MKT VALUE 460,451									
Occupancy 00																													
Quality 01										Quality Level 01																			
DOR CODE 0100										SINGLE FAMILY																			
MAP NUM										MKT AREA 04																			
NEIGHBORHOOD/LOC 4086.0100																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,184 100 1,184 131,686																													
FGR 420 55 231 25,692																													
FOP 182 30 55 6,117																													
FOP 210 30 63 7,007																													
FUS 1,520 100 1,520 169,056																													
STR 84 10 8 890																													
TOTALS 3,600 3,061 340,448																													
EXTRA FEATURES										374 SWEETGUM ST, YULEE																			
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 0811 CONCRETE B 0 100 0 0 981.00 SF 5.20 5.20 100 2021 2021 3 99 5,050																													
2 0471 VINYL FNC 0 100 0 0 180.00 LF 32.00 32.00 100 2021 2021 3 98 5,645																													
3 0470 VNYL GATE 0 100 0 0 2.00 UT 300.00 300.00 100 2021 2021 3 98 588																													
4 0866 POOL FIBER 0 100 30 14 420.00 SF 72.00 72.00 100 2022 2022 3 97 29,333																													
5 0911 SCRNM A 0 100 0 0 1,190.00 SF 21.88 21.88 100 2022 2022 3 97 25,250																													
6 0810 CONCRETE A 0 100 0 0 1,190.00 SF 6.50 6.50 100 2022 2022 3 100 7,735																													
LAND DESCRIPTION										TOTAL OB/XF 73,601																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000100 C SFR 100 PD - E 0.00 0.00 1.00 LT 1.00 1.00 1.00 60,000.00 60,000.00 60,000																													
REVIEW DATE 08/03/2022 BY NW										Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000										PRINTED 08/06/2024 BY SYS									