IN OR 576 PG 1131
1973 NEWMOON SW/MH

BRYANT DANNY CARL SR & TERESA
96185 CREWS CREEK AVENUE
YULEE, FL 32097

2024

50-3N-28-0000-0029-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

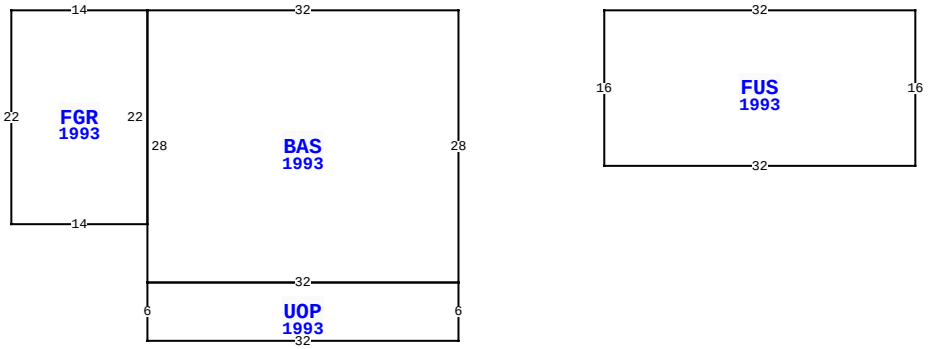
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	896	100	896	93,925
FGR	308	55	169	17,716
FUS	512	100	512	53,671
UOP	192	20	38	3,983
TOTALS	1,908		1,615	169,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,615	130.2030	123.69	199,759	1990	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 1991 Heated Area: 1408 HX Base Yr 1991



96185 CREWS CREEK AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		183,800
TOTAL MARKET OB/XF VALUE		3,878
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		267,678
SOH/AGL Deduction		141,503
ASSESSED VALUE		126,175
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		76,175
TOTAL JUST VALUE		267,678
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800181	REPAIR/RRF	8,500	01/01/2018
E1706657	CHNGE SRVC	0	10/01/2017
3258	H/AC	2,100	01/10/1990
3739	NEW CONSTR	2,475	12/01/1989
6280	NEW CONSTR	1,790	11/01/1989
6078	NEW CONSTR	56,875	10/26/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0576/1131	8/14/1989	QC	U	V	01	100

GRANTOR: BRYANT ONA DEEN

GRANTEE: BRYANT CARL & TERES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 FGR=[YR=1993] W14 S22 E14 N22 $ S28
UOP=[YR=1993] S6 E32 N6 W32 $ E32 N28 $ PTR= E15
FUS=[YR=1993] E32 S16 W32 N16 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
2	0681	POLE SHED	0	100	24	16	384.00	SF	15.00	15.00	100	1998	1998	3	26	1,498	

LAND DESCRIPTION

TOTAL OB/XF 3,878

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		RMH	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 10/24/2019 BY KWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

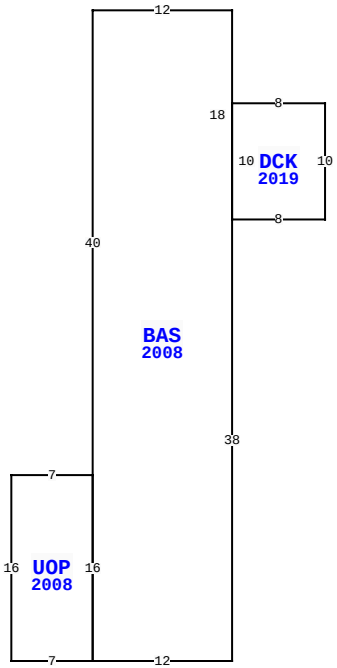
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	672	100	672	13,689
DCK	80	15	12	245
UOP	112	25	28	570
TOTALS	864		712	14,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	712	97.0000	67.90	48,345	1973	1973	0	0	0	70.00	30.00

2 M/H 93- – 0% - 1991 Heated Area: 672 HX Base Yr 1991



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GRANTOR: BRYANT ONA DEEN

GRANTEE: BRYANT CARL & TERES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W12 S40 UOP=[YR=2008] W7 S16 E7 N16 $ S16 E12 N38 DCK=[YR=2019] E8 N10 W8 S10$ N18$.

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 10/24/2019 BY KWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS