PT OF NW1/4 OF SE1/4
IN OR 2496/1953
ESMT IN OR 789/1092

CREWS FRANKLIN H L/E/
2679 EASTWOOD DRIVE
BRYCEVILLE, FL 32009

2025

04-1S-23-0000-0009-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

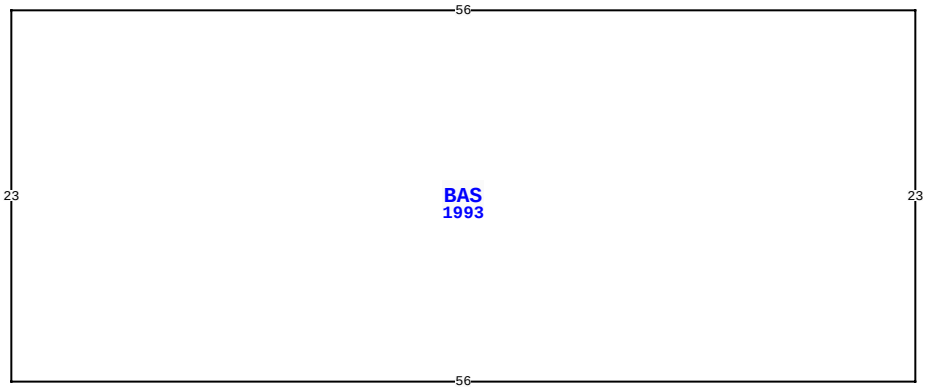
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1993	1,288	29,985
TOTALS	1,288			1,288	29,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,288	97.0000	77.60	99,949	1978	1978	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1996 Heated Area: 1288 HX Base Yr 1996



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		135,241
TOTAL MARKET OB/XF VALUE		16,434
TOTAL LAND VALUE - MARKET		108,960
TOTAL MARKET VALUE		260,635
SOH/AGL Deduction		87,058
ASSESSED VALUE		173,577
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		72,855
TOTAL JUST VALUE		260,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH97	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2496/1953	9/07/2021	WD	U	I	11	100
GRANTOR: CREWS FRANKLIN H						
GRANTEE: CREWS ALTON C						
2276/1012	5/17/2019	SW	U	I	12	36,100
GRANTOR: BANK OF AMERICA						
GRANTEE: CREWS FRANKLIN						

2679 EASTWOOD DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1978	1978	3	40	800	
2	0753	UEP	0	100	30	10	300.00	SF	22.00	22.00	100	2019	2019	3	87	5,742	
3	0751	UOP	0	100	8	16	128.00	SF	10.00	10.00	100	1997	1997	3	24	307	
4	0510	GARAGE WD-	0	0	0	0	850.00	SF	35.00	35.00	100	1999	1999	3	26	7,735	
5	1242	WD DECK A	0	0	0	0	250.00	SF	10.00	10.00	100	2017	2017	3	74	1,850	

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S23 E56 N23$.

LAND DESCRIPTION

TOTAL OB/XF 16,434

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	000100	C	RES	100	0005	OR	0.00	0.00	2.27	AC		1.00	1.00	0.80	30,000.00	24,000.00	54,480							
2	000100	C	RES	100	0005	OR	0.00	0.00	2.27	AC		1.00	1.00	0.80	30,000.00	24,000.00	54,480							

REVIEW DATE 02/09/2023 BY WWA Total Acres: 4.54 Total Land Value: 108,960 Market: 0 Agricultural: 0 Common: 108,960 PRINTED 07/30/2025 BY SYS

PT OF NW1/4 OF SE1/4
IN OR 2496/1953
ESMT IN OR 789/1092

CREWS FRANKLIN H L/E/
2679 EASTWOOD DRIVE
BRYCEVILLE, FL 32009

2025

04-1S-23-0000-0009-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

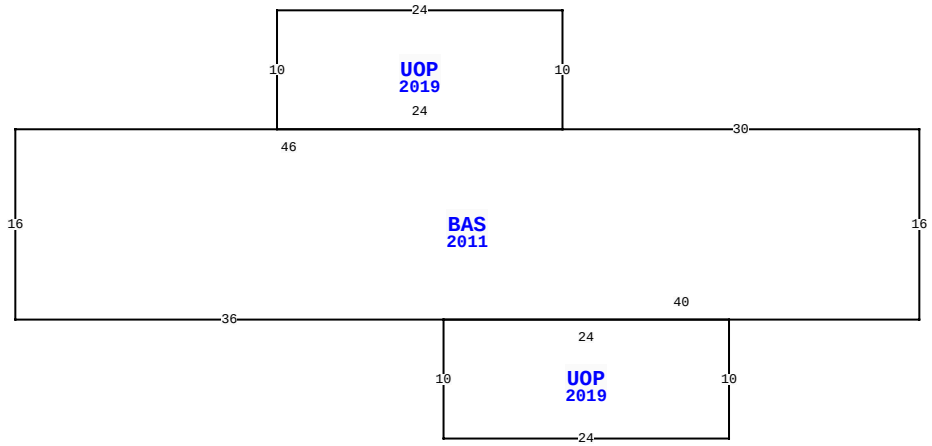
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2011	1,216	42,253
UOP	240	25	2019	60	2,085
UOP	240	25	2019	60	2,085
TOTALS	1,696			1,336	46,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,336	116.8000	99.28	132,638	1997	1997	0	0	0	65.00	35.00

2 M/H 94+ – 0% - 1996 Heated Area: 1216 HX Base Yr 1996



2679 EASTWOOD DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		135,241
TOTAL MARKET OB/XF VALUE		16,434
TOTAL LAND VALUE - MARKET		108,960
TOTAL MARKET VALUE		260,635
SOH/AGL Deduction		87,058
ASSESSED VALUE		173,577
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		72,855
TOTAL JUST VALUE		260,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2496/1953	9/07/2021	WD	U	I	11	100
GRANTOR: CREWS FRANKLIN H						
GRANTEE: CREWS ALTON C						
2276/1012	5/17/2019	SW	U	I	12	36,100
GRANTOR: BANK OF AMERICA						
GRANTEE: CREWS FRANKLIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W30 UOP=[YR=2019] N10 W24 S10 E24$ W46 S16 E36
UOP=[YR=2019] S10 E24 N10 W24$ E40 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/09/2023 BY WWA Total Acres: 4.54 Total Land Value: 108,960 Market: 0 Agricultural: 0 Common: 108,960 PRINTED 07/30/2025 BY SYS

PT OF NW1/4 OF SE1/4
IN OR 2496/1953
ESMT IN OR 789/1092

CREWS FRANKLIN H L/E/
2679 EASTWOOD DRIVE
BRYCEVILLE, FL 32009

2025

04-1S-23-0000-0009-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04

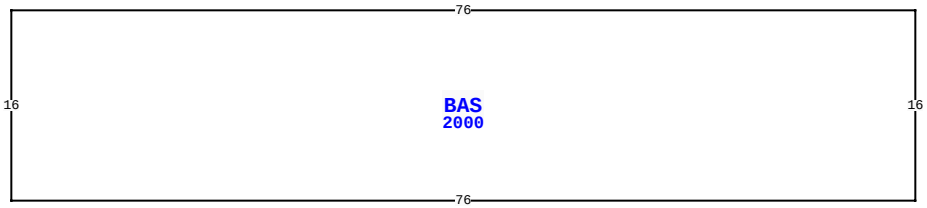
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2000	1,216	58,833
TOTALS	1,216			1,216	58,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	129.3600	109.96	133,711	2000	2000	0	0	0	56.00	44.00

3 M/H 94+ – 100% - 1996 Heated Area: 1216 HX Base Yr 1996



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		135,241
TOTAL MARKET OB/XF VALUE		16,434
TOTAL LAND VALUE - MARKET		108,960
TOTAL MARKET VALUE		260,635
SOH/AGL Deduction		87,058
ASSESSED VALUE		173,577
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		72,855
TOTAL JUST VALUE		260,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2496/1953	9/07/2021	WD	U	I	11	100
GRANTOR: CREWS FRANKLIN H						
GRANTEE: CREWS ALTON C						
2276/1012	5/17/2019	SW	U	I	12	36,100
GRANTOR: BANK OF AMERICA						
GRANTEE: CREWS FRANKLIN						

2679 EASTWOOD DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W76 S16 E76 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 02/09/2023 BY WWA Total Acres: 4.54 Total Land Value: 108,960 Market: 0 Agricultural: 0 Common: 108,960 PRINTED 07/30/2025 BY SYS