

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

2025

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,655	100	2005	1,655	164,503
FOP	102	30	2005	31	3,081
FOP	132	30	2005	40	3,976
FOP	245	30	2005	74	7,356
FOP	300	30	2005	90	8,946
FOP	300	30	2005	90	8,946
FUS	1,655	100	2005	1,655	164,503
STR	99	10	2005	10	994
UOP	132	20	2005	26	2,584
UOP	143	20	2005	29	2,882
TOTALS	4,763			3,700	367,773

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0532	STBL WD FL	0	100	42	20	840.00	SF	37.50
3	0861	POOL GUNIT	0	100	27	15	405.00	SF	85.00
4	0845	KOOL DECK	0	100	45	26	1,170.00	SF	7.25
5	0471	VINYL FNC	0	100	0	0	58.00	LF	32.00
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00
7	0855	CONC PAVER	0	100	6	6	36.00	SF	10.00
8	0940	SHEDS/PORT	0	100	30	8	240.00	SF	30.00
9	0812	CONCRETE C	0	100	0	0	1,885.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0008	OR	0.00	0.00	1.50

MARKET ADJUSTMENTS												
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	109.59	405,483	2005	2005	0	0	0	9.30	90.70
1 SINGLE FAM - 100% - 2017 Heated Area: 3310 HX Base Yr 2017												
97065 ADDISON PL, YULEE												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/11/2025 MLU												

TOTAL OB/XF												
44,316												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		367,773	
TOTAL MARKET OB/XF VALUE		44,316	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		539,589	
SOH/AGL Deduction		249,244	
ASSESSED VALUE		290,345	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		239,623	
TOTAL JUST VALUE		539,589	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		477,657	

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 REVOCA						
2049/0114	5/04/2016	SW	U	I	18	222,500
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: KEITER HOLLY A & JO						

BUILDING NOTES									
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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 \$.									