



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,592	100	1993	1,592	174,214
FOP	144	30	1993	43	4,706
UGR	504	45	1993	227	24,841
TOTALS	2,240			1,862	203,760

EXTRA FEATURES					
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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	1980	1980	3	44	1,540	
2	0810	CONCRETE A	0	100	5	20	100.00	SF	6.50	6.50	100	1987	1987	3	49.5	322	
3	0819	CONC 12"	0	100	6	4	24.00	SF	9.50	9.50	100	1970	1970	3	20	46	

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
1	000131	C	RES CREEK	100		RMH	165.00	253.00	165.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	495,000

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,862	126.5670	167.07	311,084	1958	1975	0	0	0 34.50	65.50
1 SNGL FAM - 100% - 1974 Heated Area: 1592 HX Base Yr 1974											
BAS 1993 FOP 1993 UGR 1993											

96311 CREWS CREEK AVE, YULEE	BLD DATE	LGL DATE	04/22/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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TOTAL OB/XF																	
1,908																	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 4
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											203,760
TOTAL MARKET OB/XF VALUE											1,908
TOTAL LAND VALUE - MARKET											495,000
TOTAL MARKET VALUE											700,668
SOH/AGL Deduction											534,707
ASSESSED VALUE											165,961
TOTAL EXEMPTION VALUE											HX HB WX SX 105,722
BASE TAXABLE VALUE											60,239
TOTAL JUST VALUE											700,668
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											651,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2432/1949	2/10/2021	QC	U	I	11	100	
GRANTOR: SKIPPER VIRGINIA							
GRANTEE: SKIPPER JEFFREY K &							
0152/0278	1/01/1973	WD	U	I		2,800	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W11 FOP=[YR=1993] N8 W18 S8 E18\$ W18 N8 W28 S32 E57 UGR=[YR=1993] E21 N24 W21S24\$ N24\$.											