IN OR 2312/476
R224346 & R224347

SKIPPER MARK A & JULIE L/SKIPPER VIRGINIA P
96283 CREWS CREEK AVE
YULEE, FL 32097

2025

50-3N-28-0000-0024-0010

BUILDING CHARACTERISTICS

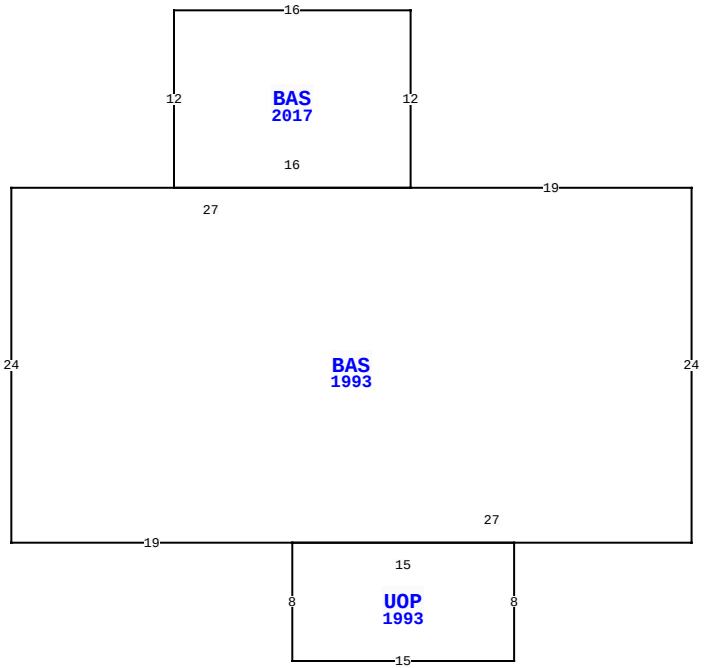
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,104	100	1993	1,104	32,325
BAS	192	100	2017	192	5,622
UOP	120	25	1993	30	878
TOTALS	1,416			1,326	38,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,326	122.0000	97.60	129,418	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1296 HX Base Yr



96261 CREWS CREEK AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	38,825
TOTAL MARKET OB/XF VALUE	13,926
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	137,751
SOH/AGL Deduction	33,391
ASSESSED VALUE	104,360
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,360
TOTAL JUST VALUE	137,751
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96 1177	MH MOVE-ON	0	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2312/0476	10/15/2019	QC	U	I	11	100
GRANTOR: FONDRY CAROL HAMEL &						
GRANTEE: SKIPPER MARK A & JU						
1104/1208	12/31/2002	WD	Q	I	01	100
GRANTOR: SKIPPER JEFFERY KEITH						
GRANTEE: SKIPPER JEFFERY ETA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 BAS=[YR=2017] N12 W16 S12 E16$ W27 S24 E19
UOP=[YR=1993] S8 E15 N8 W15 $ E27 N24 $.

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	0940	SHEDS/PORT	0	0	14	20	280.00	SF	20.10	20.10	100	1990	1990	3	20	1,126	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000	
4	1242	WD DECK A	0	0	10	16	160.00	SF	10.00	10.00	100	1996	1996	3	20	320	
5	1242	WD DECK A	0	0	24	10	240.00	SF	10.00	10.00	100	2000	2000	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 13,926

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	0		RMH	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/19/2023 BY DJA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS