IN OR 2363/1418

SMITH DYLAN PATRICK
96025 CREWS CREEK AVE
YULEE, FL 32097

2025

50-3N-28-0000-0028-0000

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	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

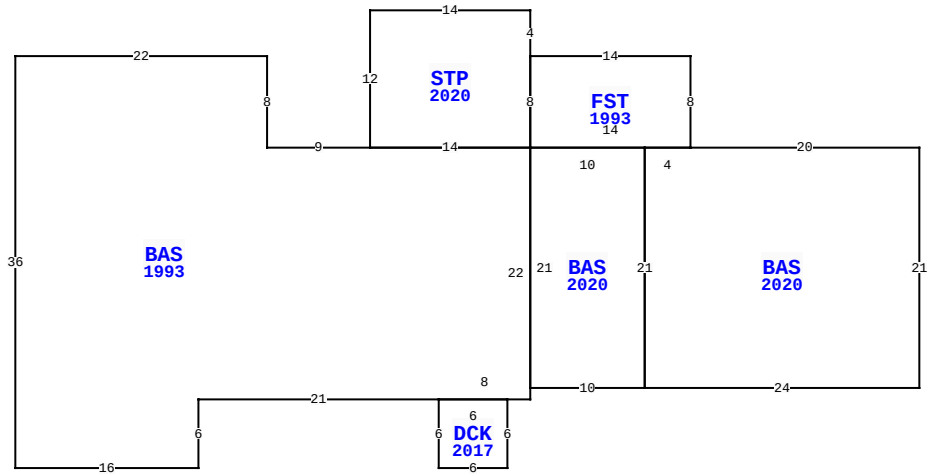
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,262	100	1993	1,262	151,677
BAS	210	100	2020	210	25,240
BAS	504	100	2020	504	60,574
DCK	36	10	2017	4	480
FST	112	55	1993	62	7,452
STP	168	10	2020	17	2,043
TOTALS	2,292			2,059	247,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,059	109.3680	144.37	297,258	1957	2005	0	0	0	16.75	83.25

1 SNGL FAM – 100% - 2021 Heated Area: 1976 HX Base Yr 2021



96025 CREWS CREEK AVE, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		264,521
TOTAL MARKET OB/XF VALUE		8,967
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		358,488
SOH/AGL Deduction		105,324
ASSESSED VALUE		253,164
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		202,442
TOTAL JUST VALUE		358,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1705740	REPAIR/RRF	7,500	09/01/2017
3854	H/AC	2,700	07/11/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2363/1418	4/10/2020	SW	Q	I	01	265,000
GRANTOR: OTAK PROPERTIES LLC						
GRANTEE: SMITH DYLAN PATRICK						
2136/1220	7/27/2017	WD	U	I	37	100,000
GRANTOR: DUSTER LOWELL C						
GRANTEE: OTAK PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W20 FST=[YR=1993] N8 W14 STP=[YR=2020] N4 W14 S12 BAS=[YR=1993] W9 N8 W22 S36 E16 N6 E21 DCK=[YR=2017] S6 E6 N6 W6$ E8 N22 W14$ E14 N8$ S8 E14$ W4 BAS=[YR=2020] W10 S21 E10 N21$ S21 E24 N21$.

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	0810	CONCRETE A	0	100	46	6	276.00	SF	6.50	6.50	100	2019	2019	3	97	1,740	
2	0812	CONCRETE C	0	100	50	32	1,600.00	SF	4.00	4.00	100	2019	2019	3	97	6,208	
3	0810	CONCRETE A	0	100	40	4	160.00	SF	6.50	6.50	100	2020	2020	3	98	1,019	

LAND DESCRIPTION

TOTAL OB/XF 8,967

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		RMH	175.00	246.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 04/06/2021 BY KWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

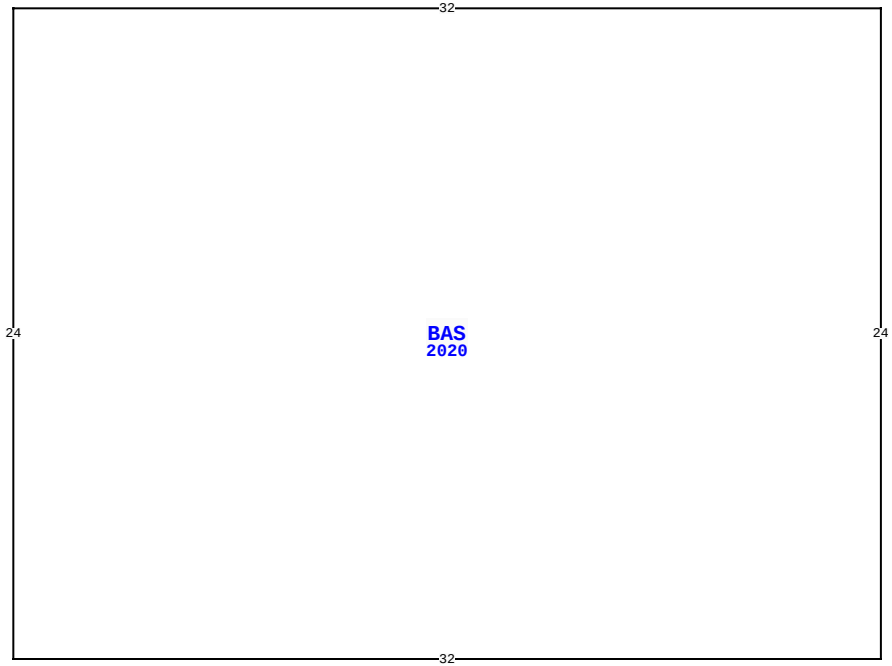
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	12	CEDAR 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	2020	768	17,054
TOTALS	768			768	17,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	768	67.4245	24.95	19,162	2014	2014	0	0	0	11.00	89.00

2 GARAGE RES – 100% - 2021 Heated Area: 768 HX Base Yr 2021



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GRANTOR: DUSTER LOWELL C						
GRANTEE: OTAK PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W32 S24 E32 N24$.

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 04/06/2021 BY KWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS