

PT UNNUMBERED 31.5 ACRE TRACT  
OF PBK 1/1 IN OR 2232/1500 &  
ESMT IN OR 413/575 & MAINT

WILLIAMS VALERIE S L/E/  
96013 CROWN CT  
YULEE, FL 32097

2025

50-3N-28-5280-0001-020A



| BUILDING CHARACTERISTICS |                  |                  |      |              |                      |
|--------------------------|------------------|------------------|------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |      |              |                      |
| Exterior Wall            | 20               | FACE BRICK 100   |      |              |                      |
| Roof Structur            | 03               | GABLE/HIP 100    |      |              |                      |
| Roof Cover               | 12               | MODULAR MT 100   |      |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |      |              |                      |
| Interior Floo            | 13               | LVT/LAMNT 80     |      |              |                      |
| Interior Floo            | 08               | SHT VINYL 20     |      |              |                      |
| 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            |      |              |                      |
| Occupancy                | 00               | NONE 100         |      |              |                      |
|                          |                  |                  |      |              |                      |
| Quality                  | 01               | Quality Level 01 |      |              |                      |
| DOR CODE                 | 0100             | SINGLE FAMILY    |      |              |                      |
| MAP NUM                  |                  | MKT AREA 04      |      |              |                      |
| NEIGHBORHOOD/LOC         | 4029.00          |                  |      |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,236            | 100              | 1993 | 1,236        | 124,295              |
| BAS                      | 180              | 100              | 2008 | 180          | 18,101               |
| BAS                      | 264              | 100              | 2008 | 264          | 26,548               |
| FOP                      | 96               | 30               | 1993 | 29           | 2,916                |
| PTO                      | 168              | 5                | 1997 | 8            | 805                  |
| USP                      | 168              | 30               | 1997 | 50           | 5,028                |
| TOTALS                   | 2,112            |                  |      | 1,767        | 177,693              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
| 0900               | 01  | 1,767     | 100.4400    | 132.58         | 234,269        | 1991 | 1991 | 0    | 0    | 0 | 24.15 | 75.85  |

1 SNGL FAM - 100% - 1992

Heated Area: 1680

HX Base Yr 1992

12

14

PTO  
1997

12

14

USP  
1997

12

15

BAS  
2008

12

37

BAS  
1993

22

22

BAS  
2008

6

6

FOP  
1993

12

4

16

16

16

37

BLD DATE

XF DATE

LGL DATE

LAND DATE

06/21/2023

MLU