LOT 10
CROSSROADS OR 2297/719
ESMT IN OR 2636-1158

CAPPS LESLIE RENEE & STEVEN C
PO BOX 1085
YULEE, FL 32041

**2026**

**09-3N-25-0301-0010-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 60 |
| Roof Cover | 12 | MODULAR MT 40 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 02 | Quality Level 02 |

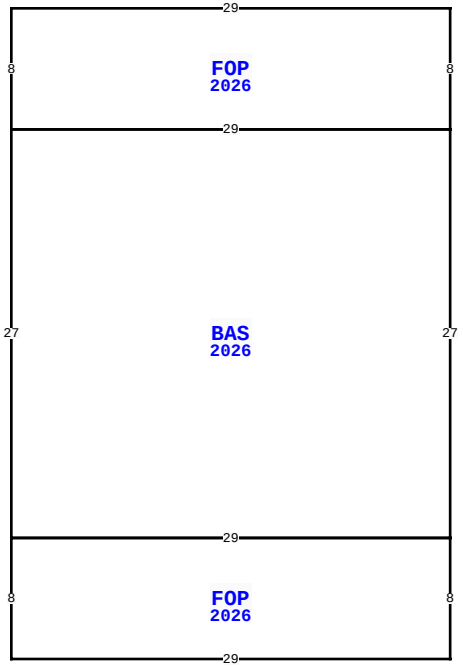
DOR CODE 5500 TIMBERLAND 80-89
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 783 | 100 | 2026 | 783 | 124,842 |
| FOP | 232 | 30 | 2026 | 70 | 11,161 |
| FOP | 232 | 30 | 2026 | 70 | 11,161 |
| TOTALS | 1,247 | | | 923 | 147,163 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 923 | 114.7068 | 159.44 | 147,163 | 2025 | 2025 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM 100% - 2026 Heated Area: 783 HX Base Yr 2026




151652 CR 108, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| INC DATE | | AG DATE | 10/20/2025 KBA |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 147,163 |
| TOTAL MARKET OB/XF VALUE | | 12,825 |
| TOTAL LAND VALUE - MARKET | | 369,160 |
| TOTAL MARKET VALUE | | 225,104 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 225,104 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 173,693 |
| TOTAL JUST VALUE | | 529,148 |
| NCON VALUE | | 147,163 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 351,490 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B260003065 | 6500 720SF | 51,170 | 03/23/2026 |
| 250013150 | | | 12/02/2025 |
| B250001563 | PRIVATE PROVIDER | 146,097 | 02/13/2025 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2631/1293 | 4/14/2023 | WD | Q | V | 01 | 340,000 |
| GRANTOR: CRAFT ERNEST B & APRI | | | | | | |
| GRANTEE: CAPPS LESLIE RENEE | | | | | | |
| 2537/0964 | 1/24/2022 | SW | Q | V | 01 | 228,000 |
| GRANTOR: RAYDIENT LLC | | | | | | |
| GRANTEE: CRAFT ERNEST BENJAM | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E29 S27 W29 N27 $
FOP=[YR=2026;ORIG=10,37] E29 S8 W29 N8 $
FOP=[YR=2026;ORIG=10,10] E29 N8 W29 S8 $
.

## 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 | 0680 | POLE SHED | 0 | 100 | 45 | 30 | 1,350.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | 03 | 95 | 12,825 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,825

| 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 | 005000 | C | AGRICULTURAL | 100 | 0006 | OR | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 55,000 | | | | | | | |
| 2 | 005500 | A | TIMBER 2 N S | 0 | | OR | | | 12.72 | AC | | 1.00 | 1.00 | 1.00 | 530.00 | 530.00 | 6,742 | | | | | | | |
| 3 | 005600 | A | TIMBER 3 N S | 0 | | OR | | | 6.39 | AC | | 1.00 | 1.00 | 1.00 | 395.00 | 395.00 | 2,524 | | | | | | | |
| 4 | 005910 | A | HARDWOOD WET | 0 | | OR | | | 9.45 | AC | | 1.00 | 1.00 | 1.00 | 90.00 | 90.00 | 850 | | | | | | | |
| 5 | 009910 | M | MARKET VALUE | 0 | | OR | | | 28.56 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 314,160 | | | | | | | |

REVIEW DATE 12/16/2025 BY TWX Total Acres: 33.56 Total Land Value: 65,116 Market: 314,160 Agricultural: 10,116 Common: 55,000 PRINTED 07/09/2026 BY SYS