

SCHWARTZ THOMAS W
753 N KINGS ROAD APT 308
WEST HOLLYWOOD, CA 90069

50-3N-28-0000-0023-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		30	VINYL 100		0800	02	1,307	127.6000	114.84	150,096	2025	2025		0	0	0	1.00	99.00	VALUATION BY					STANDARD										
Roof Structure		03	GABLE/HIP 100		1 M/H 94+ 0% - 2026										Heated Area: 1242					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 100		27 46 BAS 2026 27 8 FOP 2026 27 8															BUILDING MARKET VALUE					148,595									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					0									
Interior Floor		13	LVT/LAMNT 100																	TOTAL LAND VALUE - MARKET					112,925									
Interior Ceiling		NEW	N/A 0																	TOTAL MARKET VALUE					261,520									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					17,546									
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					243,974									
Bedrooms			3 100																	TOTAL EXEMPTION VALUE					0									
Bathrooms			2 100																	BASE TAXABLE VALUE					243,974									
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					261,520									
Stories		1.	1. 100																	NCON VALUE					148,595									
Units			0 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE					108,259																								
Quality		04	Quality Level 04																															
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	1,242	100	2026	1,242	141,205																													
FOP	216	30	2026	65	7,390																													
TOTALS		1,458			1,307	148,595	96220 CREWS CREEK AV, YULEE										BLD DATE				LGL DATE		03/25/2026		MLU									
EXTRA FEATURES							XF DATE				LAND DATE				AG DATE																			
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										
1	000100	C	RES	0		RMH	0.00	0.00	1.24	AC		1.00	1.00	1.00	90,000.00	90,000.00	111,600																	
2	009530	C	POND	0					0.53	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,325																	
REVIEW DATE	01/01/2023		BY	CD	Total Acres: 1.77		Total Land Value: 112,925		Market: 0		Agricultural: 0		Common: 112,925		PRINTED 07/09/2026 BY SYS																			