LOT 3
IN OR 2755/1942

SKIPPER MARK ANDREW SR/SKIPPER MARK ANDREW JR
96223 CREWS CREEK AVE
YULEE, FL 32097

2026

50-3N-28-0000-0025-0000

BUILDING CHARACTERISTICS

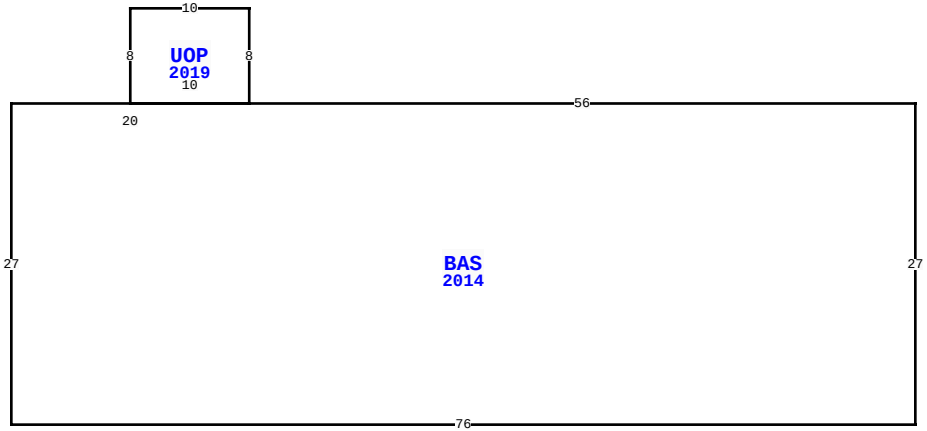
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	2,052	100	2014	2,052	166,091
UOP	80	25	2019	20	1,619
TOTALS	2,132			2,072	167,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,072	128.4800	115.63	239,585	2014	2014	0	0	0	30.00	70.00

2 M/H 94+ 100% - 2026 Heated Area: 2052 HX Base Yr 2026



96223 CREWS CREEK AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

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	0681	POLE SHED	0	100	20	18	360.00	SF	15.00	15.00	100	1985	1985	3	20	1,080	
2	0681	POLE SHED	0	100	24	16	384.00	SF	15.00	15.00	100	2017	2017	3	78	4,493	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		167,710
TOTAL MARKET OB/XF VALUE		5,573
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		263,283
SOH/AGL Deduction		0
ASSESSED VALUE		263,283
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		211,872
TOTAL JUST VALUE		263,283
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145527	CO ISSUED	0	02/19/2014
E1427178	NEW CONSTR	0	01/01/2014
MH145527	MH MOVE-ON	0	01/01/2014
8989	MH MOVE-ON	14,500	08/03/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2755/1942	12/10/2024	QC	U	I	11	100
GRANTOR: YOUNGBLOOD DEBBIE L L						
GRANTEE: SKIPPER MARK ANDREW						
2754/1054	12/02/2024	WD	U	I	16	115,000
GRANTOR: YOUNGBLOOD JULIAN THO						
GRANTEE: YOUNGBLOOD DEBBIE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W56 UOP=[YR=2019] N8 W10 S8 E10$ W20 S27 E76 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 5,573

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	0008	RMH	245.00	175.00	1.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS