IN OR 2763/775

STIEB NICHOLAS/WALDEN TAMMY M
96173 CREWS CREEK AVENUE
YULEE, FL 32097

2026

50-3N-28-0000-0026-0000

BUILDING CHARACTERISTICS

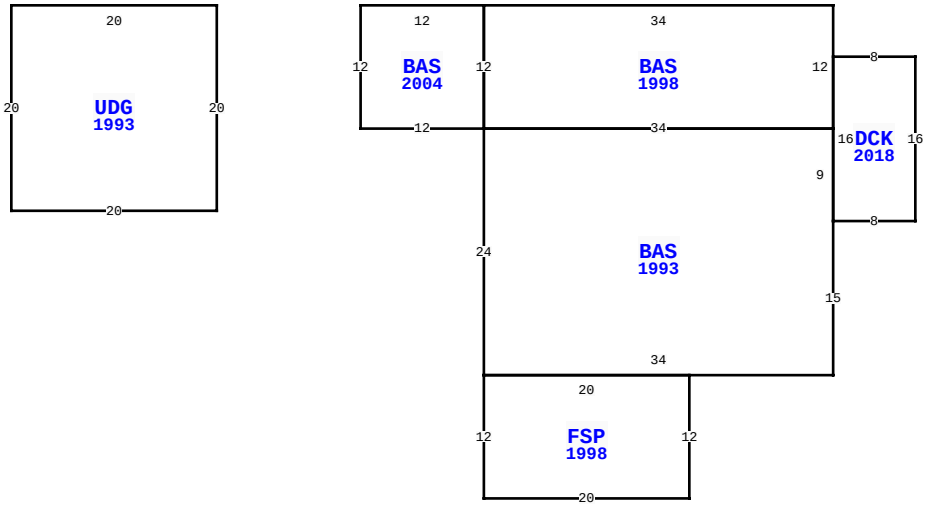
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	816	100	1993	816	97,543
BAS	408	100	1998	408	48,772
BAS	144	100	2004	144	17,213
DCK	128	10	2018	13	1,554
FSP	240	40	1998	96	11,476
UDG	400	55	1993	220	26,298
TOTALS	2,136			1,697	202,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,697	126.5000	132.82	225,396	1959	2005	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2026 Heated Area: 1368 HX Base Yr 2026



96173 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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		202,856
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		292,856
SOH/AGL Deduction		0
ASSESSED VALUE		292,856
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		241,445
TOTAL JUST VALUE		292,856
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310835	REMODEL	8,500	01/01/2003
985320	NEW CONSTR	800	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2763/775	1/23/2025	WD	Q	I	01	354,000
GRANTOR: HOLLINGSWORTH MATTHEW						
GRANTEE: STIEB NICHOLAS						
2215/0625	7/31/2018	WD	Q	I	01	196,000
GRANTOR: HINES MICHAEL A & MAR						
GRANTEE: HOLLINGSWORTH MATTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W34 BAS=[YR=2004] W12 S12 E12 N12 $ S12
BAS=[YR=1993] S24 FSP=[YR=1998] S12 E20 N12 W20 $ E34 N15
DCK=[YR=2018] E8 N16 W8 S16$ N9 W34 $ E34 N12$ PTR= W80
UDG=[YR=1993] E20 S20 W20 N20 $ E80 $.

LAND DESCRIPTION

TOTAL OB/XF 0

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	0005	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