

PT GOVT LOT 7 OF SEC 4-1N-23E
IN OR 2573/1460
UTIL ESMT OR 2270/413

CRUMBLEY JUSTIN
17350 HOOT OWL HOLLOW
HILLIARD, FL 32046

2023

04-1N-23-0000-0003-0070



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMMT 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	0 0 100
Units	0 0 100
Occupancy	00 NONE 100

Quality	05	Quality Level 05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,513	100	2,513	454,024
FGR	821	55	452	81,663
FOP	458	30	137	24,752
FOP	513	30	154	27,823
FUS	1,268	100	1,268	229,090
SFB	289	80	231	41,735
STR	60	10	6	1,084
TOTALS	5,922		4,761	860,170

EXTRA FEATURES	
L N	OB/XF CODE
1	0812 CONCRETE C
2	0462 ST/AL FNC
3	0462 ST/AL FNC

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,761	126.7846	180.67	860,170	2021	2021	0	0	0.00	100.00
2 SFR CUST - 0% - 2023											
Heated Area: 4012											
HX Base Yr											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
06/13/2023 MLU											

17350 HOOT OWL HOLW, HILLIARD

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE			897,502
TOTAL MARKET OB/XF VALUE			41,141
TOTAL LAND VALUE - MARKET			217,800
TOTAL MARKET VALUE			999,363
SOH/AGL Deduction			0
ASSESSED VALUE			999,363
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			999,363
TOTAL JUST VALUE			1,156,443
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			808,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010753	SWIM POOL	50,000	07/14/2022
19004000	NEW CONSTR	554,651	04/22/2019
19003816	GARAGE	102,333	04/16/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2573/1460	6/08/2022	QC	U	I	11
GRANTOR: CRUMBLEY CASIE					
GRANTEE: CRUMBLEY JUSTIN					
2218/0294	8/15/2018	WD	Q	V	01
GRANTOR: SIMMONS KARL & WANDA					
GRANTEE: CRUMBLEY JUSTIN & C					

BUILDING NOTES	
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BUILDING DIMENSIONS	
FOP=[YR=2021] W5 N18 W26 BAS=[YR=2021] N2 U3 L3 W6 D3 L3 S2 W14 N4 W16 S21 FOP=[YR=2021] W2 D9 L9 S18 D9 R9 E46 FGR=[YR=2021] E11 S4 D4 R4 E6 U4 R4 N4 E4 N25 W29 S25 N6 W9 S4 W12 N6 W23 U4 L4 N12 U4 R4 N8\$ S8 L4 D4 S12 D4 R4 E23 S6 E12 N4 E9 N19 E21 N6 W9 N13 W14 N9\$ S9 E14 S13 E9 S6 E8 N10\$ PTR=E20 FUS=[YR=2021] E40 S10 SFB=[YR=2021] E17 S17 W17 N17\$ S27 W1 D2 L2 W6 U2 L2 W1 N2 W9 S2 W1 D2 L2 W6 U2 L2 W1 N11 U7 R7 U4 L4 STR=[YR=2021] W3 D3 L3 S4 W4 N6 U5 R5 E5 S4\$ N4 W5 D5 L5 N16\$ W20\$.	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	0	0007		0.00	0.00	1.76	AC	1.00
2	005400	A	TIMBER 1 SI	0			0.00	0.00	11.00	AC	1.00
3	009910	M	MKT. VAL. AG	0			0.00	0.00	11.00	AC	1.00
TOTAL OB/XF 41,141											
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	0	0007		0.00	0.00	1.76	AC	1.00
2	005400	A	TIMBER 1 SI	0			0.00	0.00	11.00	AC	1.00
3	009910	M	MKT. VAL. AG	0			0.00	0.00	11.00	AC	1.00

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