

IN OR 2404/745
PT OR GOVT LOTS 9 & 10
EX 5-16 5-18 & 5-20

GARDNER JAMES
2199 TOM CRAWFORD RD
HILLIARD, FL 32046

2023

04-1N-23-0000-0005-0020



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	70
Interior Wall	06	CUST PANEL	30
Interior Floor	08	SHT VINYL	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,740	100	1,740
DCK	72	10	7
DCK	570	10	57
FST	120	55	66
FST	160	55	88
TOTALS	2,662		1,958

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,958	103.3000	93.23	182,544	1985	1985	0	0	35	16.50	48.50

2 SINGLE FAM - 0% - 0 Heated Area: 1740 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			88,534
TOTAL MARKET OB/XF VALUE			2,100
TOTAL LAND VALUE - MARKET			63,900
TOTAL MARKET VALUE			154,534
SOH/AGL Deduction			23,548
ASSESSED VALUE			130,986
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			130,986
TOTAL JUST VALUE			154,534
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			130,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M036668	H/AC	0	01/14/2003
MH972058	MH MOVE-ON	0	12/01/1997
B973976	HOUSEMVING	0	05/01/1997
8740	DEMOLITION	0	03/11/1993
5819	REMODEL	0	04/05/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2404/0745	10/29/2020	WD	U	I	37	60,000

GRANTOR: MIGLIACCIO PHILLIP &
GRANTEE: GARDNER JAMES
1719/0394 12/27/2010 WD U I 12 101,044
GRANTOR: WALKER GERALD F
GRANTEE: MIGLIACCIO PHILLIP

EXTRA FEATURES																
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
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/13/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2002] W11 FST=[YR=2002] N10 W16 S10 E16\$ W19 S24 DCK=[YR=2002] W12 S6 E12 N6\$ S6 W12 S20 E13 DCK=[YR=2002] S10 E39 N28 W10 S18 W29\$ E29 N50\$ PTR=N20 FST=[YR=2002] N10 E12 S10 W12\$ S20\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	2.13	AC		1.00	1.00	1.00	30,000.00	30,000.00	63,900							