

PT OF GOVT LOTS 9 & 10
PT OR 1663/178
EX 5-19 5-21 5-22 & 5-23

MIXON JAMES C
2306 TOM CRAWFORD ROAD
HILLIARD, FL 32046

2023

04-1N-23-0000-0005-0160



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	0900	01	1,205	103.9860	123.48	148,793	2003	2003	0	0	0	9.25	90.75	STANDARD																							
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2006														Heated Area: 1104																						
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2006																						
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 100																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		2 100																																					
Bathrooms		2 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units		0 100																																					
Occupancy	00	NONE 100																																					
Quality			01	Quality Level 01																																			
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	SUBAREA MARKET VALUE																																			
BAS	1,104	100	1,104	123,712																																			
FOP	144	30	43	4,819																																			
FSP	144	40	58	6,500																																			
TOTALS			1,392	1,205	135,030																																		
EXTRA FEATURES															2306 TOM CRAWFORD RD, HILLIARD																								
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	88	1,760																							
2	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50	100	2003	2003	3	84	393																							
3	0680	POLE SHED	0	100	20	16	320.00	SF	10.00	10.00	100	2005	2005	3	44	1,408																							
4	0752	USP	0	100	20	16	320.00	SF	15.00	15.00	100	2006	2006	3	48	2,304																							
5	0681	POLE SHED	0	100	7	5	35.00	SF	15.00	15.00	100	2007	2007	3	52	273																							
LAND DESCRIPTION																		TOTAL OB/XF 6,138																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100	0005	OR	0.00	0.00	1.55	AC		1.00	1.00	1.00	30,000.00	30,000.00	46,500																						
REVIEW DATE 08/22/2019 BY TWA Total Acres: 1.55 Total Land Value: 46,500 Market: 0 Agricultural: 0 Common: 46,500 PRINTED 08/02/2023 BY SYS																																							