PT OF GOVT LOTS 9 & 10
IN OR 1443/1256

GARNER GREGORY DALE
16810 OAK HILL ROAD
HILLIARD, FL 32046

2023

04-1N-23-0000-0005-0180

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

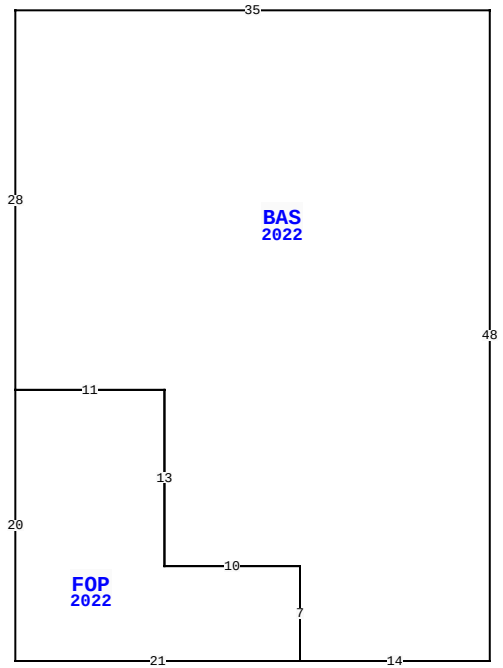
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,390	100	1,390	172,013
FOP	290	30	87	10,766
TOTALS	1,680		1,477	182,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,477	137.1237	123.75	182,779	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 0 Heated Area: 1390 HX Base Yr



2249 TOM CRAWFORD RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	182,779
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	92,625
TOTAL MARKET VALUE	275,404
SOH/AGL Deduction	68,313
ASSESSED VALUE	207,091
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	207,091
TOTAL JUST VALUE	275,404
NCON VALUE	182,779
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005060	CO ISSUED	0	04/01/2022
19009971	NEW CONSTR	169,706	09/23/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1443/1256	9/11/2006	WD	Q	V		20,000

GRANTOR: REEVES DORIS MIXON
GRANTEE: GARNER GREGORY DALE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W35 S28 FOP=[YR=2022] S20 E21 N7 W10 N13 W11$ E11 S13 E10 S7 E14 N48$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0007	OR	0.00	0.00	4.94	AC		1.00	1.00	0.75	25,000.00	18,750.00	92,625							

REVIEW DATE 11/23/2022 BY WW Total Acres: 4.94 Total Land Value: 92,625 Market: 0 Agricultural: 0 Common: 92,625 PRINTED 08/02/2023 BY SYS