PT OR SW1/4 OF SE1/4
IN OR 1019/1392

CRAWFORD JOHN C &/DAVIS LESLIE K
PO BOX 312
HILLIARD, FL 32046-0312

2023

05-3N-24-0000-0025-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

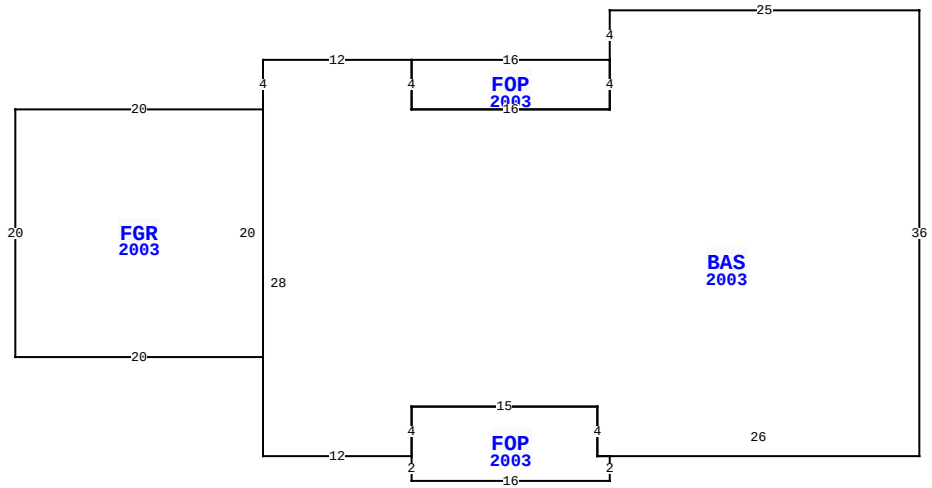
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,672	100	1,672	176,843
FGR	400	55	220	23,268
FOP	64	30	19	2,009
FOP	92	30	28	2,961
TOTALS	2,228		1,939	205,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,939	95.2560	113.12	219,340	2003	2008	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2005 Heated Area: 1672 HX Base Yr 2005



3788 WEBB ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		205,083
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		18,630
TOTAL MARKET VALUE		223,713
SOH/AGL Deduction		113,215
ASSESSED VALUE		110,498
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		60,498
TOTAL JUST VALUE		223,713
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210123	ROOF	0	06/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1019/1392	11/15/2001	WD	U	V	01	100

GRANTOR: COACHMAN SAMUEL & LEO

GRANTEE: CRAWFORD JOHN & LES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W25 S4 FOP=[YR=2003] W16 S4 E16 N4$ S4 W16 N4 W12 S4 FGR=[YR=2003] W20 S20 E20 N20$ S28 E12 FOP=[YR=2003] S2 E16 N2 W1 N4 W15 S4$ N4 E15 S4 E26 N36$.

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	000100	C	SFR	100	0006	R3	0.00	0.00	0.23	AC		1.00	1.00	3.00	27,000.00	81,000.00	18,630							

REVIEW DATE 07/22/2021 BY TWX Total Acres: 0.23 Total Land Value: 18,630 Market: 0 Agricultural: 0 Common: 18,630 PRINTED 08/02/2023 BY SYS