PT OF TRACTS 7 & 8
IN OR 597 PG 1035
EDGINGTON SUB UNR

SUTTON BARBARA A & HERBERT C/
22365 CREWS ROAD
HILLIARD, FL 32046

**2023**

**10-2N-23-1900-0007-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

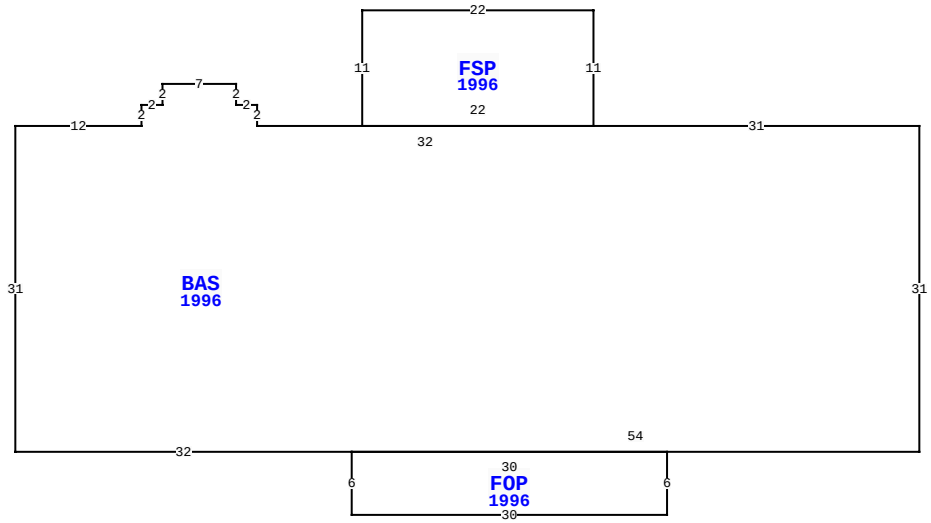
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| 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 | 2,702 | 100 | 2,702 | 261,175 |
| FOP | 180 | 30 | 54 | 5,219 |
| FSP | 242 | 40 | 97 | 9,376 |
| TOTALS | 3,124 | | 2,853 | 275,771 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,853 | 96.6132 | 114.73 | 327,325 | 1996 | 2001 | 0 | 0 | 0 | 15.75 | 84.25 |

1 SNGL FAM – 100% - 1997 Heated Area: 2702 HX Base Yr 1997




22365 CREWS RD, HILLIARD

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 275,771 |
| TOTAL MARKET OB/XF VALUE | | 5,590 |
| TOTAL LAND VALUE - MARKET | | 61,200 |
| TOTAL MARKET VALUE | | 342,561 |
| SOH/AGL Deduction | | 189,124 |
| ASSESSED VALUE | | 153,437 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 103,437 |
| TOTAL JUST VALUE | | 342,561 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 306,531 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17006854 | REPAIR/RRF | 13,980 | 11/01/2017 |
| B96-3178 | NEW CONSTR | 98,000 | 10/28/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0597/1035 | 5/22/1990 | WD | Q | V | | 18,500 |
| GRANTOR: MAYO WM T JR | | | | | | |
| GRANTEE: SUTTON BARBARA & H | | | | | | |
| 0597/1033 | 5/22/1990 | QC | U | V | 01 | 100 |
| GRANTOR: ADKINS SHELIA B MAYO | | | | | | |
| GRANTEE: MAYO WILLIAM T JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1996] W31 FSP=[YR=1996] N11 W22 S11 E22 $ W32 N2 W2 N2 W7 S2 W2 S2 W12 S31 E32 FOP=[YR=1996] S6 E30 N6 W30 $ E54 N31 $ .

## EXTRA FEATURES

| LN | 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 735.00 | SF | 5.20 | 5.20 | 100 | 1996 | 1996 | 3 | 73 | 2,790 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1996 | 1996 | 3 | 80 | 2,800 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,590

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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 | 0005 | OR | 0.00 | 0.00 | 2.04 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 61,200 | | | | | | | |

REVIEW DATE 12/14/2017 BY TWX Total Acres: 2.04 Total Land Value: 61,200 Market: 0 Agricultural: 0 Common: 61,200 PRINTED 08/02/2023 BY SYS