IN OR 2349/1813
PARCELS 6-2 & 6-7
ESMT OR 1634/1949

CASTLEBERRY JOHN A
22090 CREWS RD
HILLIARD, FL 32046

2023

15-2N-23-0000-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

22090 CREWS RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	14,016
TOTAL LAND VALUE - MARKET	103,500
TOTAL MARKET VALUE	117,516
SOH/AGL Deduction	0
ASSESSED VALUE	117,516
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,516
TOTAL JUST VALUE	117,516
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000463	CO ISSUED	0	01/12/2023
22017868	MH MOVE-ON	0	12/06/2022
22012420	DEMOLITION	3,000	08/15/2022
2971	N/A	6,100	09/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2585/0158	8/12/2022	QC	U	I	11	100
GRANTOR: DICKENS JUSTIN D & CH						
GRANTEE: CASTLEBERRY JOHN A						
2583/1606	8/12/2022	QC	U	I	11	40,500
GRANTOR: DICKENS JUSTIN D & CH						
GRANTEE: CASTLEBERRY JOHN A						

BUILDING NOTES

BUILDING DIMENSIONS

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	0510	GARAGE WD-	0	0	24	12	288.00	SF	35.00	35.00	100	1980	1980	3	20	2,016	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1983	1983	3	100	6,000	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1983	1983	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 14,016

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	000001	C	V RS W/XFOB	0		OR	0.00	0.00	4.14	AC		1.00	1.00	1.00	25,000.00	25,000.00	103,500							

REVIEW DATE 01/13/2023 BY WW Total Acres: 4.14 Total Land Value: 103,500 Market: 0 Agricultural: 0 Common: 103,500 PRINTED 08/02/2023 BY SYS