PT NW1/4 OF NW1/4
IN OR 704/662

POPPELL RONALD GRAIG & TONYA D
22184 CREWS ROAD
HILLIARD, FL 32046

2023

15-2N-23-0000-0006-0060

BUILDING CHARACTERISTICS

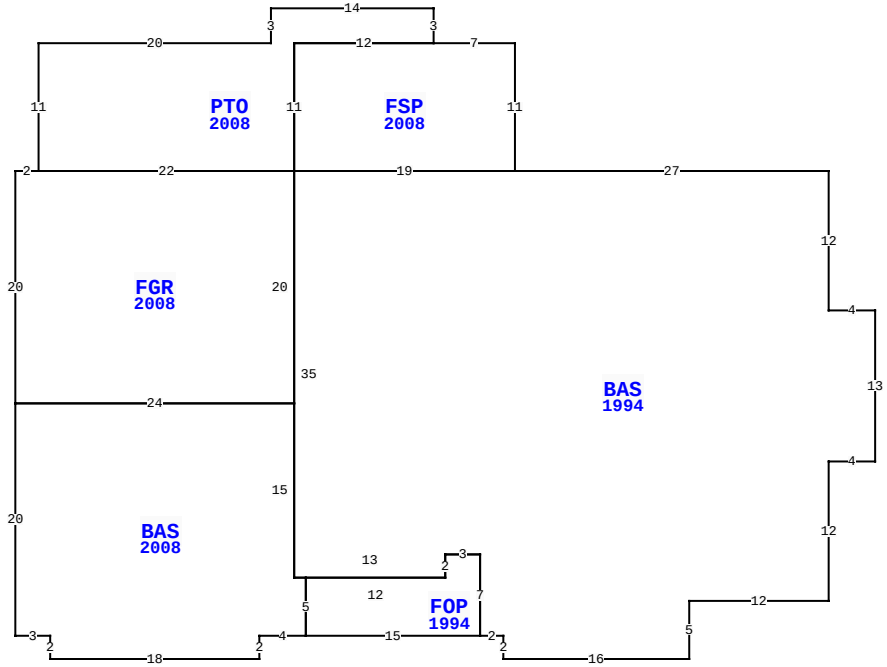
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,802	100	1,802	179,086
BAS	521	100	521	51,778
FGR	480	55	264	26,237
FOP	81	30	24	2,385
FSP	209	40	84	8,348
PTO	284	5	14	1,391
TOTALS	3,377		2,709	269,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,709	100.2288	119.02	322,425	1994	2000	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 0 Heated Area: 2323 HX Base Yr



22184 CREWS RD, HILLIARD

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		304,446
TOTAL MARKET OB/XF VALUE		8,773
TOTAL LAND VALUE - MARKET		77,000
TOTAL MARKET VALUE		390,219
SOH/AGL Deduction		210,121
ASSESSED VALUE		180,098
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,098
TOTAL JUST VALUE		390,219
NCON VALUE		17,780
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010248	GARAGE	57,843	08/05/2021
B17736	ADDITION	65,000	10/31/2006
MH002982	MH MOVE-ON	0	02/01/2000
E941025	CHNGE SRVC	4,750	10/01/1994
B941031	NEW CONSTR	68,200	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0704/0662	5/12/1994	WD	U	I	10	15,800
GRANTOR: MANGES HARRY & MARTHA						
GRANTEE: POPPELL RONALD & TO						
0517/0353	5/12/1987	AD	Q	V		15,780
GRANTOR: MANGES HARRY & M						
GRANTEE: POPPELL RONALD & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W27 FSP=[YR=2008] N11 W7 PTO=[YR=2008] N3 W14 S3 W20 S11 FGR=[YR=2008] W2 S20 BAS=[YR=2008] S20 E3 S2 E18 N2 E4 FOP=[YR=1994] E15 N7 W3 S2 W12 S5$ N5 W1 N15 W24$ E24 N20 W22$ E22 N11 E12$ W12 S11 E19$ W19 S35 E13 N2 E3 S7 E2 S2 E16 N5 E12 N12 E4 N13 W4 N12$.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
4	0811	CONCRETE B	0	100	0	0	624.00	SF	5.20	5.20	100	2007	2007	3	89	2,888	
5	1242	WD DECK A	0	100	0	0	800.00	SF	5.00	5.00	100	2016	2016	3	78	3,120	

LAND DESCRIPTION

TOTAL OB/XF 8,773

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	3.08	AC		1.00	1.00	1.00	25,000.00	25,000.00	77,000							

REVIEW DATE 05/12/2022 BY TW Total Acres: 3.08 Total Land Value: 77,000 Market: 0 Agricultural: 0 Common: 77,000 PRINTED 08/02/2023 BY SYS

PT NW1/4 OF NW1/4
IN OR 704/662

POPPELL RONALD GRAIG & TONYA D
22184 CREWS ROAD
HILLIARD, FL 32046

2023

15-2N-23-0000-0006-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

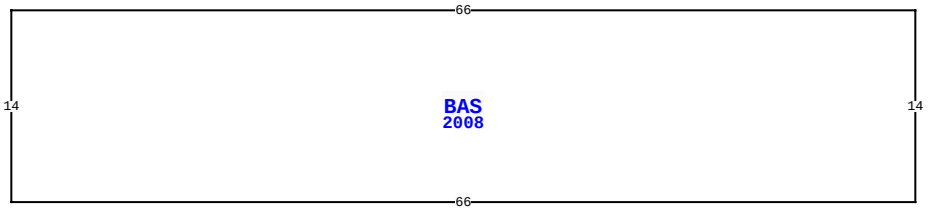
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	924	100	924	17,441
TOTALS	924		924	17,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0830	02	924	96.8000	62.92	58,138	1982	1982	0	0	0	70.00	30.00

2 MH 93NO RP – 0% - 0 Heated Area: 924 HX Base Yr



BLD DATE	03/03/2023 NW
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	06/16/2023 MLU
AG DATE	

22184 CREWS RD, HILLIARD

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BASE TAXABLE VALUE		130,098
TOTAL JUST VALUE		390,219
NCON VALUE		17,780
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0704/0662	5/12/1994	WD	U	I	10	15,800
GRANTOR: MANGES HARRY & MARTHA						
GRANTEE: POPPELL RONALD & TO						
0517/0353	5/12/1987	AD	Q	V		15,780
GRANTOR: MANGES HARRY & M						
GRANTEE: POPPELL RONALD & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W66 S14 E66 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/12/2022 BY TW Total Acres: 3.08 Total Land Value: 77,000 Market: 0 Agricultural: 0 Common: 77,000 PRINTED 08/02/2023 BY SYS

PT NW1/4 OF NW1/4
IN OR 704/662

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22184 CREWS ROAD
HILLIARD, FL 32046

2023

15-2N-23-0000-0006-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

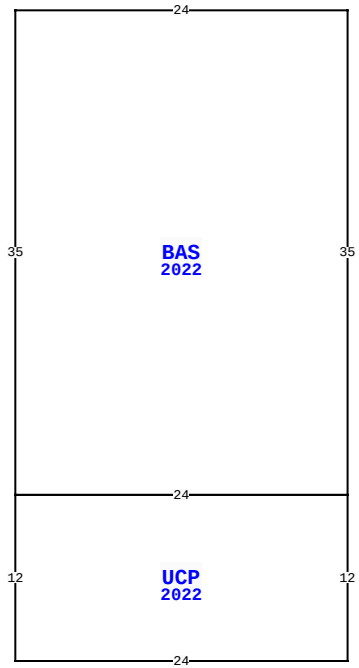
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	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	840	100	840	16,632
UCP	288	20	58	1,148
TOTALS	1,128		898	17,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	898	57.1320	20.00	17,960	2022	2022	0	0	0	1.00	99.00

3 GARAGE RES – 100% - 0 Heated Area: 840 HX Base Yr



22184 CREWS RD, HILLIARD

BLD DATE	03/03/2023 NW	LGL DATE	
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SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: MANGES HARRY & MARTHA						
GRANTEE: POPPELL RONALD & TO						
0517/0353	5/12/1987	AD	Q	V		15,780
GRANTOR: MANGES HARRY & M						
GRANTEE: POPPELL RONALD & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 S35 UCP=[YR=2022] S12 E24 N12 W24$ E24 N35$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/12/2022 BY TW Total Acres: 3.08 Total Land Value: 77,000 Market: 0 Agricultural: 0 Common: 77,000 PRINTED 08/02/2023 BY SYS