

PT OF SW1/4 OF NW1/4
OF SEC 15-2N-23E
OR 288/497 & PT OR 513/1277

CREWS CATHERINE
21981 CREWS RD
HILLIARD, FL 32046-5033

2023

15-2N-23-0000-0007-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	08	WD ON PLY 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,738	100	1,738	135,334
FCP	420	25	105	8,176
FOP	155	30	46	3,582
UGR	780	45	351	27,332
UST	180	45	81	6,307

TOTALS	3,273		2,321	180,731
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EXTRA FEATURES

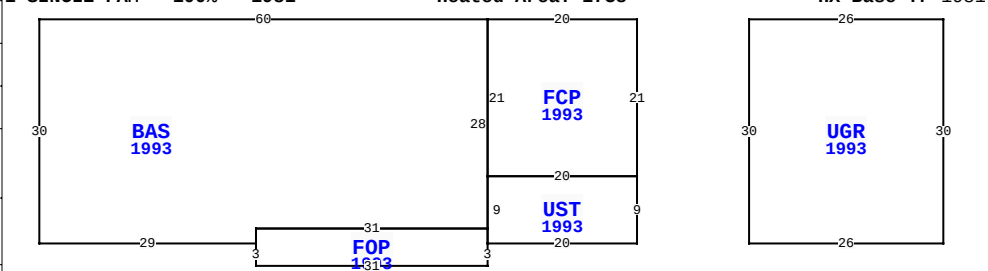
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0810	CONCRETE A	0	100	0	0	515.00	SF	6.50	6.50	100	1980	1980	3	35	1,172	
5	0940	SHEDS/PORT	0	100	0	0	80.00	SF	30.00	30.00	100	1990	1990	3	20	480	
6	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1989	1989	3	20	1,000	
7	0940	SHEDS/PORT	0	100	12	12	144.00	SF	21.30	21.30	100	1987	1987	3	20	613	
8	0680	POLE SHED	0	100	26	14	364.00	SF	5.00	5.00	100	1985	1985	3	20	364	
9	0202	BARN WD 30	0	100	0	0	2,054.00	SF	15.00	15.00	100	1999	1999	3	28	8,627	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.00	AC		1.00	1.00	0.60	30,000.00	18,000.00	36,000							

REVIEW DATE 08/12/2021 BY TWX

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,321	108.1920	97.64	226,622	1980	1995	0	0	0	20.25	79.75	
1 SINGLE FAM - 100% - 1981						Heated Area: 1738				HX Base Yr 1981			



21981 CREWS RD, HILLIARD

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/13/2023 MLU

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		180,731	
TOTAL MARKET OB/XF VALUE		13,971	
TOTAL LAND VALUE - MARKET		36,000	
TOTAL MARKET VALUE		230,702	
SOH/AGL Deduction		90,051	
ASSESSED VALUE		140,651	
TOTAL EXEMPTION VALUE		HX HB WX SL 140,651	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		230,702	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		203,293	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B984935	NEW CONSTR	9,750	05/01/1998
5104	SWIM POOL	9,549	08/15/1988
3168	SWIM POOL	0	08/15/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0288/0497	4/01/1979	FS	U	V	
GRANTOR:					SALE PRICE 100
GRANTEE:					

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W20 BAS=[YR=1993] W60 S30 E29 FOP=[YR=1993] S3 E31 N3 UST=[YR=1993] E20 N9 W20 S9\$ N2 W31 S2\$ N2 E31 N28\$ S21 E20 N21\$ PTR=E15 UGR=[YR=1993] E26 S30 W26 N30\$ W15\$.