NW1/4 OF SW1/4 OF NW1/4
PT OR 711/1460 & PT 1627/1533
ESMT PT OR 1630/1765

CREWS NORMAN L & JACKIE/CREWS JASON L EST
22078 CREWS ROAD
HILLIARD, FL 32046

2023

15-2N-23-0000-0007-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

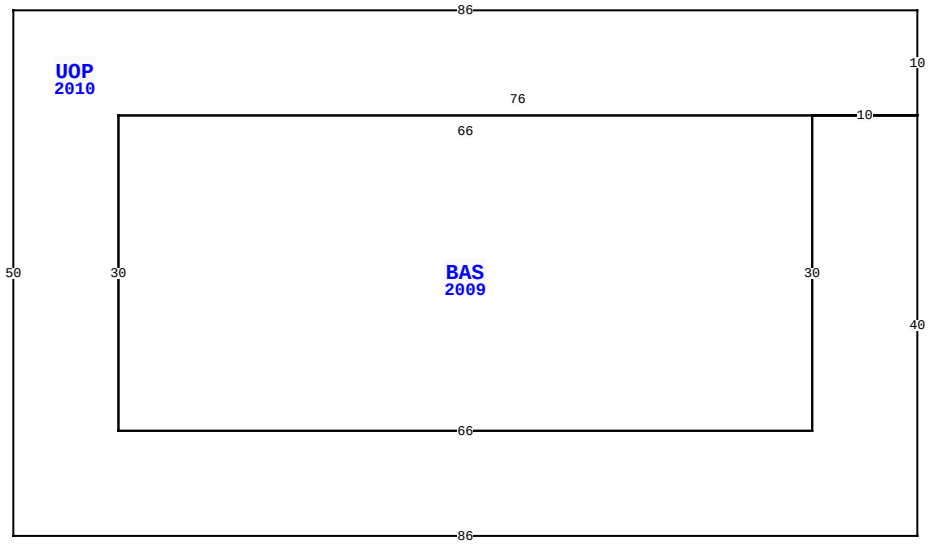
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	1,980	103,368
UOP	2,320	25	580	30,279
TOTALS	4,300		2,560	133,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,560	113.0000	79.10	202,496	2009	2009	0	0	0	34.00	66.00

1 M/H 94+ – 50% - 2012 Heated Area: 1980 HX Base Yr 2012



22078 CREWS RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		133,647
TOTAL MARKET OB/XF VALUE		12,780
TOTAL LAND VALUE - MARKET		201,000
TOTAL MARKET VALUE		180,387
SOH/AGL Deduction		47,292
ASSESSED VALUE		133,095
TOTAL EXEMPTION VALUE	HA HAB DX	42,416
BASE TAXABLE VALUE		90,679
TOTAL JUST VALUE		347,427
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5210	CO ISSUED	0	09/14/2009
MH5210	MH MOVE-ON	0	08/01/2009
E22011	ELEC OTHER	0	08/01/2009
MH5210	MH MOVE-ON	0	08/01/2009
M14758	MECH OTHER	0	08/01/2009
P13891	OTHER	0	08/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1627/1533	7/02/2009	QC	U	V	30	100
GRANTOR: CREWS NORMAN L						
GRANTEE: CREWS NORMAN L & JA						
0711/1460	8/19/1994	WD	U	V	09	100
GRANTOR: CREWS MINNIE L						
GRANTEE: CREWS NORMAN & JASO						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2010] W86 S50 E86 N40 W10 BAS=[YR=2009] W66 S30 E66 N30$ S30 W66 N30 E76 N10$.

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	0681	POLE SHED	0	50	40	40	1,600.00	SF	11.25	11.25	100	2012	2012	3	71	12,780	

LAND DESCRIPTION

TOTAL OB/XF 12,780

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	005000	C	RURAL HOME	50	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0	0005	OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	440.00	440.00	3,960							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000							

REVIEW DATE 04/13/2020 BY TWA Total Acres: 10.00 Total Land Value: 33,960 Market: 171,000 Agricultural: 3,960 Common: 30,000 PRINTED 08/02/2023 BY SYS