

TRACT 9 PT OF SEC 10 & 15
IN OR 2295/602
EDGINGTON SUB UNR

ADAMS DEREK T & COLLEEN K/
22335 CREWS RD
HILLIARD, FL 32046

2023

15-2N-23-1900-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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	13	LVT/LAMNT 30
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
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
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NEIGHBORHOOD/LOC	9001.00
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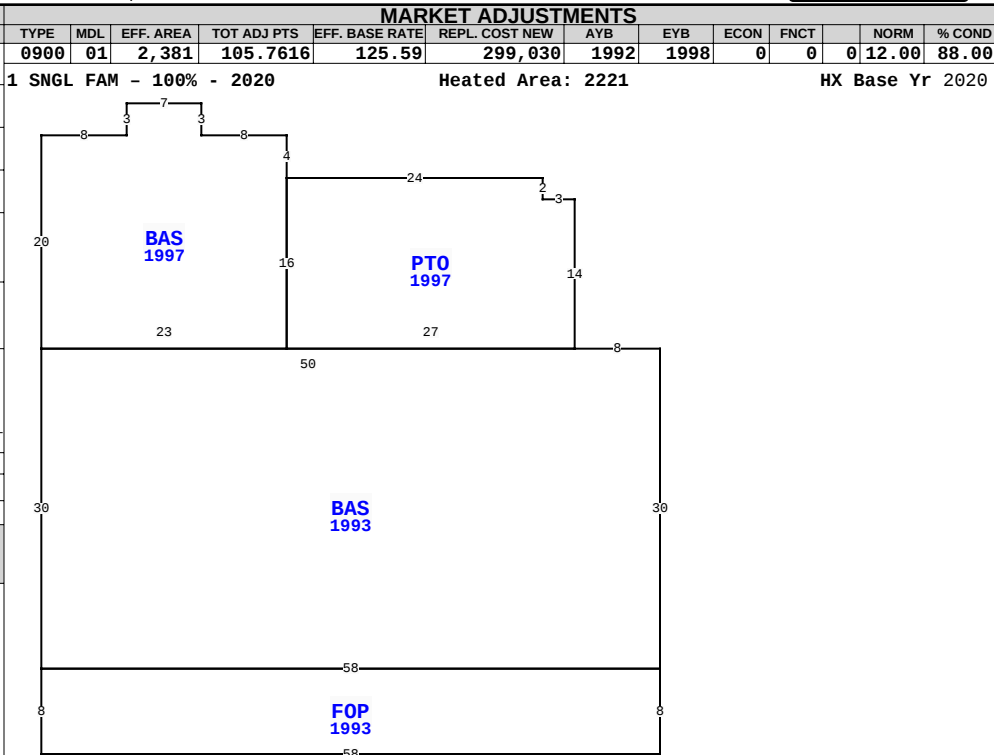
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	1,740	192,304
BAS	481	100	481	53,160
FOP	464	30	139	15,362
PTO	426	5	21	2,321

TOTALS	3,111		2,381	263,146
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0350	CARPORT WD	0	100	24	30	720.00	SF	8.58
4	0940	SHEDS/PORT	0	100	24	10	240.00	SF	30.00
5	0350	CARPORT WD	0	100	40	12	480.00	SF	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.96

REVIEW DATE	11/20/2020	BY	TW
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22335 CREWS RD, HILLIARD

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/13/2023
INC DATE			AG DATE	MLU

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	1992	1992	3	74	2,590	
3	0350	CARPORT WD	0	100	24	30	720.00	SF	8.58	8.58	100	2008	2008	3	40	2,471	
4	0940	SHEDS/PORT	0	100	24	10	240.00	SF	30.00	30.00	100	2008	2008	3	40	2,880	
5	0350	CARPORT WD	0	100	40	12	480.00	SF	13.00	13.00	100	2010	2010	3	50	3,120	

TOTAL OB/XF										11,061							
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
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.96	AC		1.00	1.00	1.00	30,000.00	30,000.00	58,800

Total Acres:	1.96	Total Land Value:	58,800	Market:	0	Agricultural:	0	Common:	58,800
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NASSAU COUNTY PROPERTY										PAGE 1 of 3		6
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 6		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										295,819		
TOTAL LAND VALUE - MARKET										11,061		
TOTAL MARKET VALUE										58,800		
SOH/AGL Deduction										365,680		
ASSESSED VALUE										105,873		
TOTAL EXEMPTION VALUE										259,807		
BASE TAXABLE VALUE										HX HB		
TOTAL JUST VALUE										50,000		
NCON VALUE										209,807		
INCOME VALUE										0		
PREVIOUS YEAR MKT VALUE										365,680		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011195	GARAGE	50,679	10/24/2019
19002879	REPAIR/RRF	13,975	03/25/2019
7462	NEW CONSTR	70,344	08/19/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2295/0602	8/01/2019	WD	Q	I	01	275,000	
GRANTOR: TISON RANDY S & REBEC							
GRANTEE: ADAMS DEREK T & COL							
0481/0061	2/01/1986	WD	U	V		3,200	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W8 PTO=[YR=1997] N14 W3 N2 W24 BAS=[YR=1997] N4 W8 N3 W7 S3 W8 S20 E23 N16\$ S16 E27\$ W50 S30 FOP=[YR=1993] S8 E58 N8 W58\$ E58 N30 \$.									

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