PT LOTS 6,7 IN OR 2592/407 &
OR 1227/746
WATKINS ESTATE PB 0/65

HILL CHADWICK RYAN
45 CENTIPEDE DR
CRAWFORDVILLE, FL 32327

2023

19-4N-25-4200-0006-0000

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

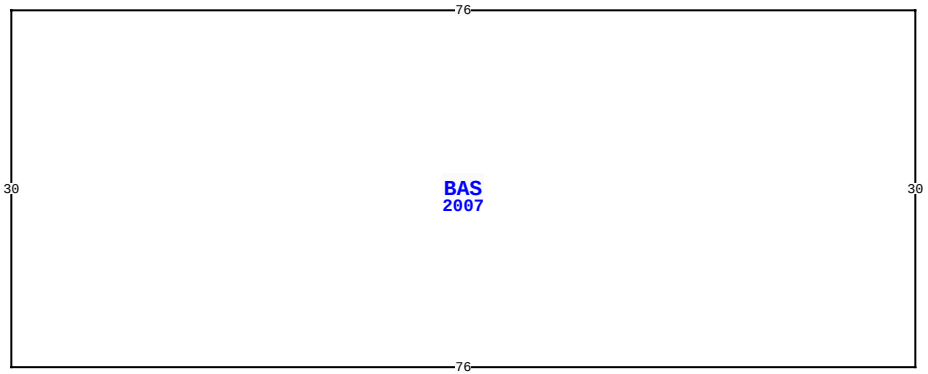
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	127,563
TOTALS	2,280		2,280	127,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	128.9200	90.24	205,747	2007	2007	0	0	0	38.00	62.00

1 M/H 94+ – 0% - 2023 Heated Area: 2280 HX Base Yr



375827 KINGS FERRY RD, HILLIARD

BLD DATE	09/19/2008 JW	LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	128,494
TOTAL MARKET OB/XF VALUE	30,559
TOTAL LAND VALUE - MARKET	157,880
TOTAL MARKET VALUE	316,933
SOH/AGL Deduction	0
ASSESSED VALUE	316,933
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	316,933
TOTAL JUST VALUE	316,933
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	269,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5020	CO ISSUED	0	12/01/2007
MH5020	MH MOVE-ON	0	12/01/2007
E20298	ELEC OTHER	0	12/01/2007
M13493	MECH OTHER	0	12/01/2007
B0616874	ADDITION	5,895	09/01/2005
B0616875	ADDITION	5,895	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2592/0407	9/21/2022	WD	Q	I	01	400,000
GRANTOR: YOUNG MARTHA J						
GRANTEE: HILL CHADWICK RYAN						
1227/0746	5/03/2004	WD	U	I	06	15,000
GRANTOR: MUSIC MARY ELLEN						
GRANTEE: YOUNG SPENCER L & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W76 S30 E76 N30 $.

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
2	0752	USP	0	0	20	12	240.00	SF	15.00	15.00	100	1970	1970	3	20	720	
3	0681	POLE SHED	0	0	18	27	486.00	SF	15.00	15.00	100	1985	1985	3	20	1,458	
4	0936	SEPTC TANK	0	0	0	0	3.00	UT	6,000.00	6,000.00	100	1984	1984	3	100	18,000	
5	0510	GARAGE WD-	0	0	30	11	330.00	SF	28.00	28.00	100	2005	2005	3	44	4,066	
6	0510	GARAGE WD-	0	0	30	11	330.00	SF	28.00	28.00	100	2006	2006	3	48	4,435	
7	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00	200.00	100	1980	1980	3	20	40	
8	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	1,840	

LAND DESCRIPTION

TOTAL OB/XF 30,559

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	0		OR	0.00	0.00	7.68	AC		1.00	1.00	1.00	16,000.00	16,000.00	122,880							
2	000115	C	SFR ACRES	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/02/2019 BY KBA Total Acres: 8.68 Total Land Value: 157,880 Market: 0 Agricultural: 0 Common: 157,880 PRINTED 08/02/2023 BY SYS

PT LOTS 6,7 IN OR 2592/407 &
OR 1227/746
WATKINS ESTATE PB 0/65

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2023

19-4N-25-4200-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	01	TYP WD 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

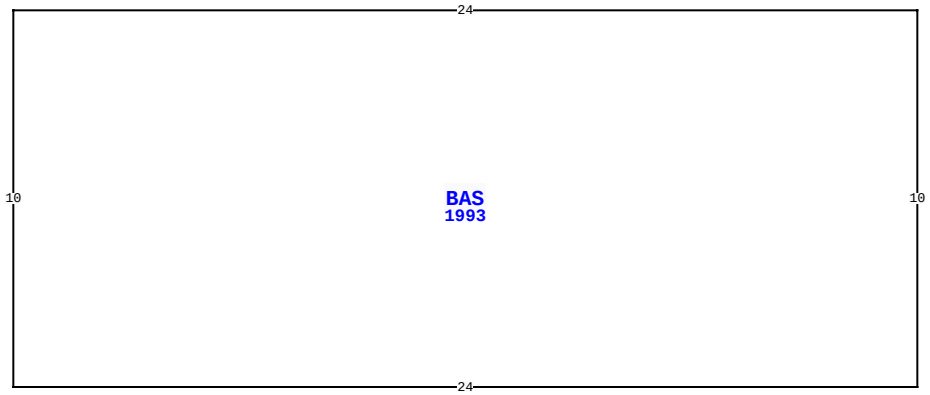
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	240	931
TOTALS	240		240	931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	01	240	40.8500	19.40	4,656	1970	1970	0	0	0	80.00	20.00

2 STOR WAREH – 0% - 2023 Heated Area: 240 HX Base Yr



375827 KINGS FERRY RD, HILLIARD

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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	269,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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1227/0746	5/03/2004	WD	U	I	06	15,000
GRANTOR: MUSIC MARY ELLEN						
GRANTEE: YOUNG SPENCER L & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S10 E24 N10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/02/2019 BY KBA Total Acres: 8.68 Total Land Value: 157,880 Market: 0 Agricultural: 0 Common: 157,880 PRINTED 08/02/2023 BY SYS