

SW1/4 OF SW1/4
PT OR 931/94
EX 8-1 & 8-2

CLAYTON THOMAS B SR REVOCABLE TRUST/CLAYTON THOMAS
48877 CRAWFORD LANE
HILLIARD, FL 32046-6409

2023

20-4N-25-0000-0008-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1										
Exterior Wall	20	FACE BRICK 100	0900	01	2,705	109.8720	130.47	352,921	2006	2006	0	0	0	12.00	88.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	2 SNGL FAM - 100% - 2007													Heated Area: 2067									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2007									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 70																							
Interior Floo	08	SHT VINYL 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2.5 100																							
Frame	02	WOOD FRAME 100																							
Stories		1. 100																							
Units		0 100																							
Occupancy	00	NONE 100																							
Quality			04	Quality Level 04																					
DOR CODE			5000IMPROVED AG																						
MAP NUM															MKT AREA 05										
NEIGHBORHOOD/LOC			5001.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,067	100	2,067	237,319																					
FGR	474	55	261	29,967																					
FOP	938	30	281	32,263																					
FSP	240	40	96	11,022																					
TOTALS			3,719	2,705	310,570																				
EXTRA FEATURES			48877 CRAWFORD LN, HILLIARD																						
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	0681	POLE SHED	0100	29	58	1,682.00	SF	15.00	15.00	100	1989	1989	3	20	5,046										
2	0681	POLE SHED	0100	58	28	1,624.00	SF	15.00	15.00	100	2000	2000	3	29	7,064										
3	0681	POLE SHED	0100	16	18	288.00	SF	15.00	15.00	100	2001	2001	3	30	1,296										
4	0681	POLE SHED	0100	18	30	540.00	SF	18.75	18.75	100	2006	2006	3	48	4,860										
5	0681	POLE SHED	0100	10	26	260.00	SF	15.00	15.00	100	2007	2007	3	52	2,028										
6	0810	CONCRETE A	0100	25	21	525.00	SF	6.50	6.50	100	2006	2006	3	88	3,003										
7	0940	SHEDS/PORT	0100	4	8	32.00	SF	37.50	37.50	100	2006	2006	3	31	372										
LAND DESCRIPTION			TOTAL OB/XF 23,669																						
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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000								
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	7.07	AC		1.00	1.00	1.00	410.00	410.00	2,899								
3	006000	A	PAST1/HAY	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	440.00	440.00	2,200								
4	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	550.00	550.00	1,100								
5	005902	A	HARDWOOD SI	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	175.00	175.00	3,500								
6	009910	M	MKT. VAL. AG	0			0.00	0.00	34.07	AC		1.00	1.00	1.00	8,000.00	8,000.00	272,560								
REVIEW DATE			08/03/2020	BY	KBA	Total Acres: 35.07			Total Land Value: 44,699			Market: 272,560			Agricultural: 9,699			Common: 35,000			PRINTED 08/02/2023 BY SYS				