PT OF SW1/4 OF SW1/4
IN OR 2340/1608
ESMTS IN OR 794/1351 & 1353

CLAYTON THOMAS B JR & BETH L/E/
48876 CRAWFORD LANE
HILLIARD, FL 32046

2023

20-4N-25-0000-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

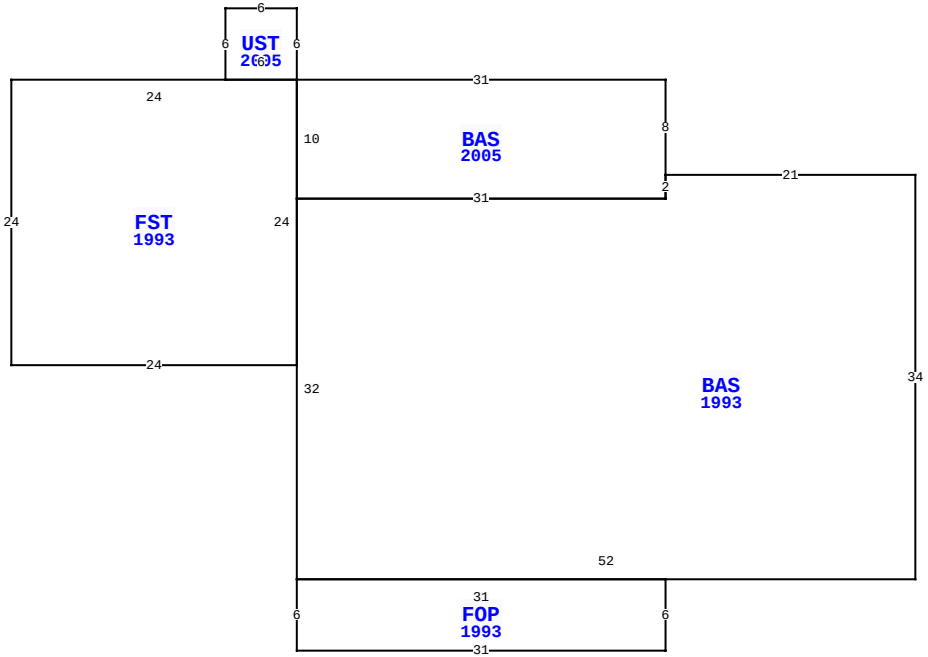
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,706	100	1,706	137,564
BAS	310	100	310	24,997
FOP	186	30	56	4,515
FST	576	55	317	25,562
UST	36	45	16	1,290
TOTALS	2,814		2,405	193,929

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,405	108.3000	97.74	235,065	1985	1987	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 1993 Heated Area: 2016 HX Base Yr 1993



48876 CRAWFORD LN, HILLIARD

BLD DATE		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		193,929
TOTAL MARKET OB/XF VALUE		2,935
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		276,864
SOH/AGL Deduction		117,929
ASSESSED VALUE		158,935
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		108,935
TOTAL JUST VALUE		276,864
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2340/1608	2/24/2020	WD	U	I	11	100
GRANTOR: CLAYTON THOMAS B JR &						
GRANTEE: CLAYTON FAMILY REVO						
0651/0540	3/10/1992	WD	Q	I		89,500
GRANTOR: TUCKER WM & MARY						
GRANTEE: CLAYTON THOMAS JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 BAS=[YR=2005] N8 W31 UST=[YR=2005] N6 W6 S6 E6$ FST=[YR=1993] W24 S24 E24 N24$ S10 E31 N2$ S2 W31 S32 FOP=[YR=1993] S6 E31 N6 W31$ E52 N34$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	60	1,200	
2	0811	CONCRETE B	0	100	0	0	612.00	SF	5.20	5.20	100	1985	1985	3	49.5	1,575	
3	1100	VAC SYSTEM	0	100	0	0	1.00	UT	800.00	800.00	100	1985	1985	3	20	160	

LAND DESCRIPTION

TOTAL OB/XF 2,935

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	100	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							

REVIEW DATE 12/02/2019 BY KBX Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS