IN OR 495/623 & OR 1017/1668
R567911 & R583334

HENDERSON WILLIAM W
48458 CRAWFORD LANE
HILLIARD, FL 32046-6402

2023

20-4N-25-0000-0009-0010

BUILDING CHARACTERISTICS

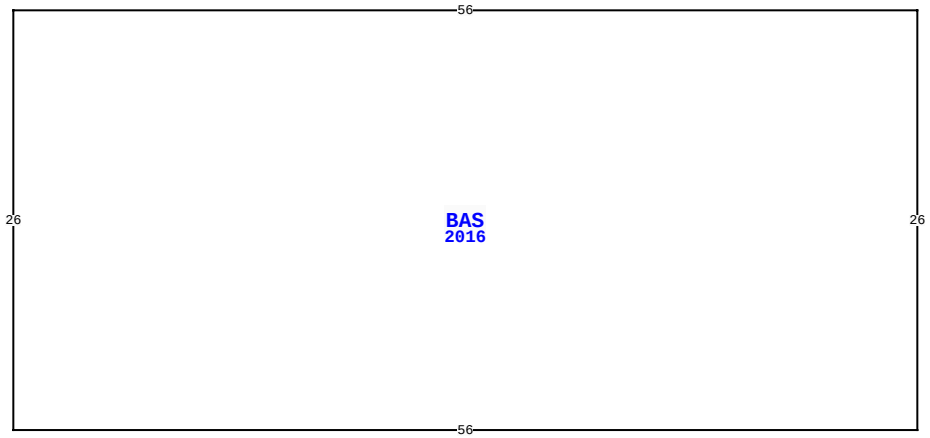
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
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	1,456	100	1,456	106,772
TOTALS	1,456		1,456	106,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	116.4000	81.48	118,635	2016	2016	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 1994 Heated Area: 1456 HX Base Yr 1994



48458 CRAWFORD LN, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		115,064
TOTAL MARKET OB/XF VALUE		2,042
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		277,106
SOH/AGL Deduction		137,979
ASSESSED VALUE		139,127
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		89,127
TOTAL JUST VALUE		277,106
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165787	CO ISSUED	0	11/16/2016
MH165787	MH MOVE-ON	0	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1017/1668	11/05/2001	WD	U	I	07	100
GRANTOR: HENDERSON WILLIAM W P						
GRANTEE: HENDERSON WILLIAM W						
0955/0277	10/23/2000	PR	U	I	01	100
GRANTOR: HENDERSON WILLIAM R P						
GRANTEE: HENDERSON WILLIAM W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W56 S26 E56 N26$.

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	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1988	1988	3	20	128	
2	0350	CARPORT WD	0	100	32	23	736.00	SF	13.00	13.00	100	1970	1970	3	20	1,914	

LAND DESCRIPTION

TOTAL OB/XF 2,042

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	160,000							

REVIEW DATE 11/08/2016 BY KB Total Acres: 10.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS

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2023

20-4N-25-0000-0009-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

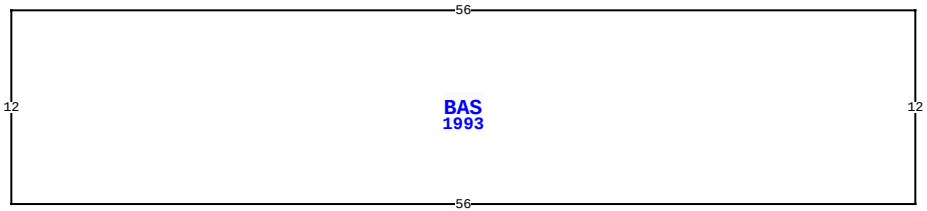
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	8,292
TOTALS	672		672	8,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	63.2800	41.13	27,639	1971	1971	0	0	0	70.00	30.00

2 M/H 93- – 0% - 1994 Heated Area: 672 HX Base Yr 1994



48458 CRAWFORD LN, HILLIARD

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NASSAU COUNTY PROPERTY

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TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		89,127
TOTAL JUST VALUE		277,106
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: HENDERSON WILLIAM W P						
GRANTEE: HENDERSON WILLIAM W						
0955/0277	10/23/2000	PR	U	I	01	100
GRANTOR: HENDERSON WILLIAM R P						
GRANTEE: HENDERSON WILLIAM W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E56 N12 $.

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 11/08/2016 BY KB Total Acres: 10.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS