

DOLAN CONNOR M
48626 CRAWFORD LANE
HILLIARD, FL 32046

20-4N-25-0000-0009-0020

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	% COND	VALUATION SUMMARY																		
Exterior Wall		12	CEDAR 70		0110	02	2,565	113.3000	62.32	159,851	1981	1986	0	0	18.00	82.00	VALUATION BY		STANDARD															
Exterior Wall		15	CONC BLOCK 30		1 MH/SFR - 100% - 2019										Heated Area: 2027					HX Base Yr 2019					Tax Group: 4		Tax Dist:							
Roof Structur		03	GABLE/HIP 100																	BUILDING MARKET VALUE					131,078									
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE					10,180									
Interior Wall		04	PLYWOOD 60																	TOTAL LAND VALUE - MARKET					72,000									
Interior Wall		05	DRYWALL 40																	TOTAL MARKET VALUE					213,258									
Interior Floo		14	CARPET 100																	SOH/AGL Deduction					91,825									
Air Condition		03	CENTRAL 100																	ASSESSED VALUE					121,433									
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE					HX HB		50,000							
Bedrooms			2 100																	BASE TAXABLE VALUE					71,433									
Bathrooms			2 100																	TOTAL JUST VALUE					213,258									
Frame		02	WOOD FRAME 100																	NCON VALUE					0									
Stories		1.	1. 100																	INCOME VALUE														
Units			0 100																	PREVIOUS YEAR MKT VALUE					221,460									
BUD8 Adjustme		04	DIST 01 100																															
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	1,928	100	1,928	98,525																														
DCK	300	15	45	2,299																														
FEP	117	85	99	5,059																														
UGR	806	45	363	18,550																														
UOP	138	25	34	1,738																														
USP	192	50	96	4,906																														
TOTALS		3,481	2,565	131,078																														
EXTRA FEATURES					48626 CRAWFORD LN, HILLIARD										BLD DATE				LGL DATE		05/30/2023		MLU											
															XF DATE				LAND DATE															
															INC DATE				AG DATE															
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	0940	SHEDS/PORT	0 100	8	6	48.00	SF	12.00	12.00	100	1985	1985	3	20	115																			
2	0350	CARPORT WD	0 100	23	12	276.00	SF	13.00	13.00	100	1970	1970	3	20	718																			
3	0940	SHEDS/PORT	0 100	13	11	143.00	SF	18.00	18.00	100	1985	1985	3	20	515																			
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	60	1,200																			
5	0811	CONCRETE B	0 100	18	32	576.00	SF	5.20	5.20	100	1996	1996	3	73	2,186																			
16	0681	POLE SHED	0 100	24	12	288.00	SF	15.00	15.00	100	2000	2000	3	29	1,253																			
17	0681	POLE SHED	0 100	12	12	144.00	SF	15.00	15.00	100	2000	2000	3	29	626																			
18	0681	POLE SHED	0 100	39	12	468.00	SF	15.00	15.00	100	2000	2000	3	29	2,036																			
19	0681	POLE SHED	0 100	13	12	156.00	SF	15.00	15.00	100	2000	2000	3	29	679																			
20	0751	UOP	0 100	10	12	120.00	SF	10.00	10.00	100	2012	2012	3	71	852																			
LAND DESCRIPTION					TOTAL OB/XF										10,180																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		OR	0.00	0.00	6.00	AC		1.00	1.00	0.75	16,000.00	12,000.00	72,000																	