OR 2140/602
ESMT IN OR 718/150

REED JENNIFER L
48658 CRAWFORD LN
HILLIARD, FL 32046

2023

20-4N-25-0000-0009-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 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
Occupancy	00	NONE 100
Quality	02	Quality Level 02

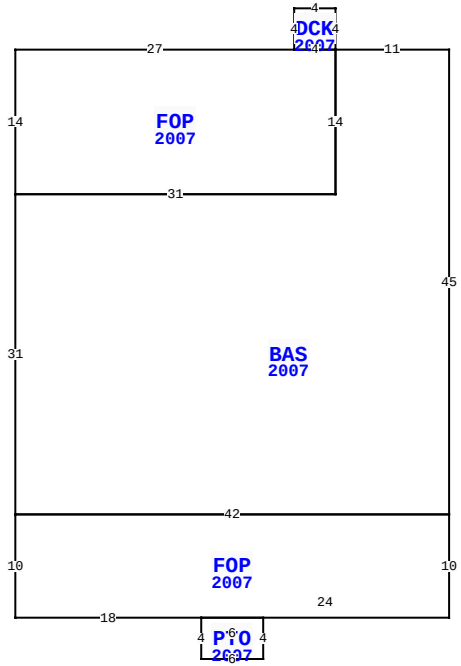
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	185,064
DCK	16	10	2	254
FOP	420	30	126	16,015
FOP	434	30	130	16,523
PTO	24	5	1	127
TOTALS	2,350		1,715	217,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,715	115.7100	137.41	235,658	2007	2007	0	0	0	7.50	92.50

3 SNGL FAM – 100% - 2018 Heated Area: 1456 HX Base Yr 2018



48658 CRAWFORD LN, HILLIARD

BLD DATE	03/03/2023 NW	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		217,984
TOTAL MARKET OB/XF VALUE		12,128
TOTAL LAND VALUE - MARKET		96,000
TOTAL MARKET VALUE		326,112
SOH/AGL Deduction		141,510
ASSESSED VALUE		184,602
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		134,602
TOTAL JUST VALUE		326,112
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C11629	CO ISSUED	0	08/28/2003
C11629	CO ISSUED	104,810	08/28/2003
B11629	NEW CONSTR	104,810	08/28/2003
MH003072	MH MOVE-ON	0	04/01/2000
8787	NEW CONSTR	63,939	03/23/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2140/0602	8/15/2017	QC	U	I	11	100
GRANTOR: REED MARY L						
GRANTEE: REED JENNIFER L						
0220/0463	1/01/1976	WD	Q	V		6,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W11 DCK=[YR=2007] N4 W4 S4 FOP=[YR=2007] W27 S14 E31 N14 W4 $ E4 $ S14 W31 S31 FOP=[YR=2007] S10 E18 PTO=[YR=2007] S4 E6 N4 W6 $ E24 N10 W42 $ E42 N45 $.

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
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
5	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2000	2000	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 12,128

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	000100	C	SFR	100	0005	OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	96,000							

REVIEW DATE 08/03/2020 BY KBA Total Acres: 6.00 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 08/02/2023 BY SYS