IN OR 1844/1661

LEE WILLIAM GEORGE JR/LEE DAVID DEAN
48590 CRAWFORD LANE
HILLIARD, FL 32046

2023

20-4N-25-0000-0009-0070

BUILDING CHARACTERISTICS

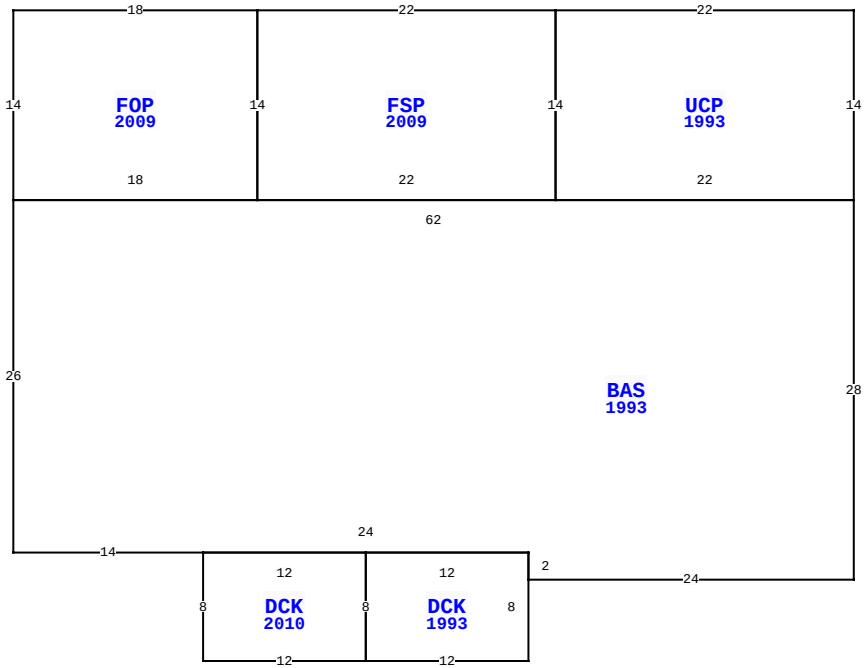
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,660	100	1,660	137,556
DCK	96	10	10	828
DCK	96	10	10	828
FOP	252	30	76	6,298
FSP	308	40	123	10,193
UCP	308	20	62	5,138
TOTALS	2,720		1,941	160,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,941	109.9560	99.24	192,625	1980	1985	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1660 HX Base Yr 2022



48590 CRAWFORD LN, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		160,842
TOTAL MARKET OB/XF VALUE		4,913
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		245,755
SOH/AGL Deduction		12,907
ASSESSED VALUE		232,848
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		177,848
TOTAL JUST VALUE		245,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7927	REPAIR/RRF	1,215	03/12/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2583/0470	8/06/2022	QC	U	I	11	117,000
GRANTOR: LEE DAVID DEAN						
GRANTEE: LEE WILLIAM GEORGE						
2582/0454	8/03/2022	FJ	U	I	11	0
GRANTOR: LEE JOANETTE EST						
GRANTEE: LEE DAVID DEAN & WI						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W22 FSP=[YR=2009] W22 FOP=[YR=2009] W18 S14 BAS=[YR=1993] S26 E14 DCK=[YR=2010] S8 E12 DCK=[YR=1993] E12 N8 W12 S8$N8 W12$ E24 S2 E24 N28 W62$ E18 N14$ S14 E22 N14$ S14 E22 N14$.

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	0940	SHEDS/PORT	0	100	12	16	192.00	SF	21.30	21.30	100	1985	1985	3	20	818	
2	0510	GARAGE WD-	0	100	30	30	900.00	SF	22.75	22.75	100	1985	1985	3	20	4,095	

LAND DESCRIPTION

TOTAL OB/XF 4,913

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 08/03/2020 BY KBA Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS