PT OF NW1/4 OF NE1/4
IN OR 994/196

CRANE JEFFREY A
18082 MOPAR DRIVE
HILLIARD, FL 32046

2023

22-4N-23-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

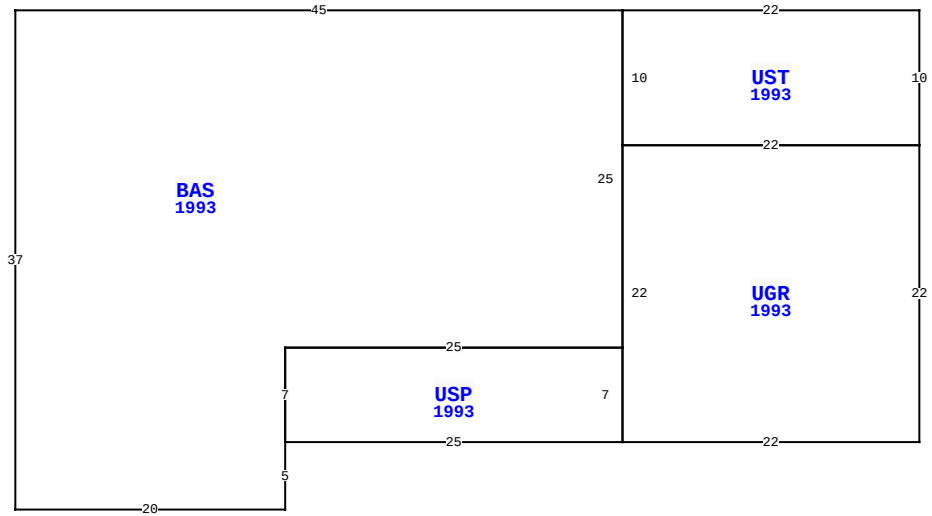
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,365	100	1,365	91,513
UGR	484	45	218	14,616
USP	175	30	52	3,487
UST	220	45	99	6,637
TOTALS	2,244		1,734	116,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,734	105.0000	94.76	164,314	1967	1967	0	0	0	29.25	70.75

1 SINGLE FAM – 100% - 0 Heated Area: 1365 HX Base Yr



18082 MOPAR DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		116,252
TOTAL MARKET OB/XF VALUE		1,411
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		192,663
SOH/AGL Deduction		110,092
ASSESSED VALUE		82,571
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		32,571
TOTAL JUST VALUE		192,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0994/0196	6/26/2001	QC	U	I	01	100
GRANTOR: CRANE JEFFREY A & JAN						
GRANTEE: CRANE JEFFREY A						
0486/0583	4/01/1986	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 S37 E20 N5 USP=[YR=1993] E25 UGR=[YR=1993] E22 N22 UST=[YR=1993] N10 W22 S10 E22$ W22 S22$ N7 W25 S7$ N7 E25 N25$.

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	0810	CONCRETE A	0	100	0	0	350.00	SF	6.50	6.50	100	1990	1990	3	62	1,411	

LAND DESCRIPTION

TOTAL OB/XF 1,411

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	0007	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	75,000							

REVIEW DATE 09/14/2018 BY TWA Total Acres: 2.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS