PT OF TRACTS 7 & 8
IN OR 597 PG 1035
EDGINGTON SUB UNR

SUTTON BARBARA A & HERBERT C/
22365 CREWS ROAD
HILLIARD, FL 32046

2024

10-2N-23-1900-0007-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

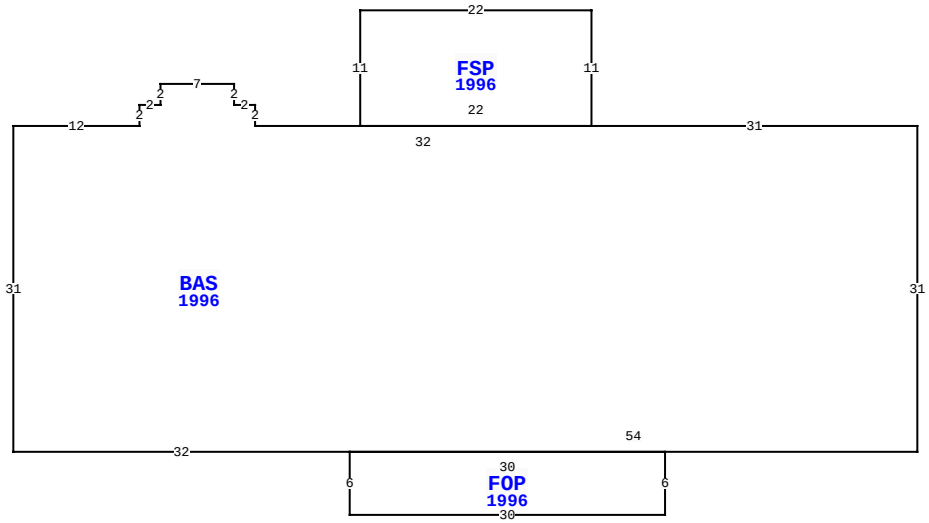
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,702	100	2,702	287,617
FOP	180	30	54	5,748
FSP	242	40	97	10,326
TOTALS	3,124		2,853	303,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,853	101.9806	127.48	363,700	1996	2001	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 1997 Heated Area: 2702 HX Base Yr 1997



22365 CREWS RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		303,690
TOTAL MARKET OB/XF VALUE		5,517
TOTAL LAND VALUE - MARKET		61,200
TOTAL MARKET VALUE		370,407
SOH/AGL Deduction		212,367
ASSESSED VALUE		158,040
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		108,040
TOTAL JUST VALUE		370,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006854	REPAIR/RRF	13,980	11/01/2017
B96-3178	NEW CONSTR	98,000	10/28/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0597/1035	5/22/1990	WD	Q	V		18,500
GRANTOR: MAYO WM T JR						
GRANTEE: SUTTON BARBARA & H						
0597/1033	5/22/1990	QC	U	V	01	100
GRANTOR: ADKINS SHELIA B MAYO						
GRANTEE: MAYO WILLIAM T JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W31 FSP=[YR=1996] N11 W22 S11 E22 $ W32 N2 W2 N2 W7 S2 W2 S2 W12 S31 E32 FOP=[YR=1996] S6 E30 N6 W30 $ E54 N31 $.

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	0811	CONCRETE B	0	100	0	0	735.00	SF	5.20	5.20	100	1996	1996	3	72	2,752	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 5,517

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	2.04	AC		1.00	1.00	1.00	30,000.00	30,000.00	61,200							

REVIEW DATE 03/21/2024 BY WWA Total Acres: 2.04 Total Land Value: 61,200 Market: 0 Agricultural: 0 Common: 61,200 PRINTED 08/06/2024 BY SYS