



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	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

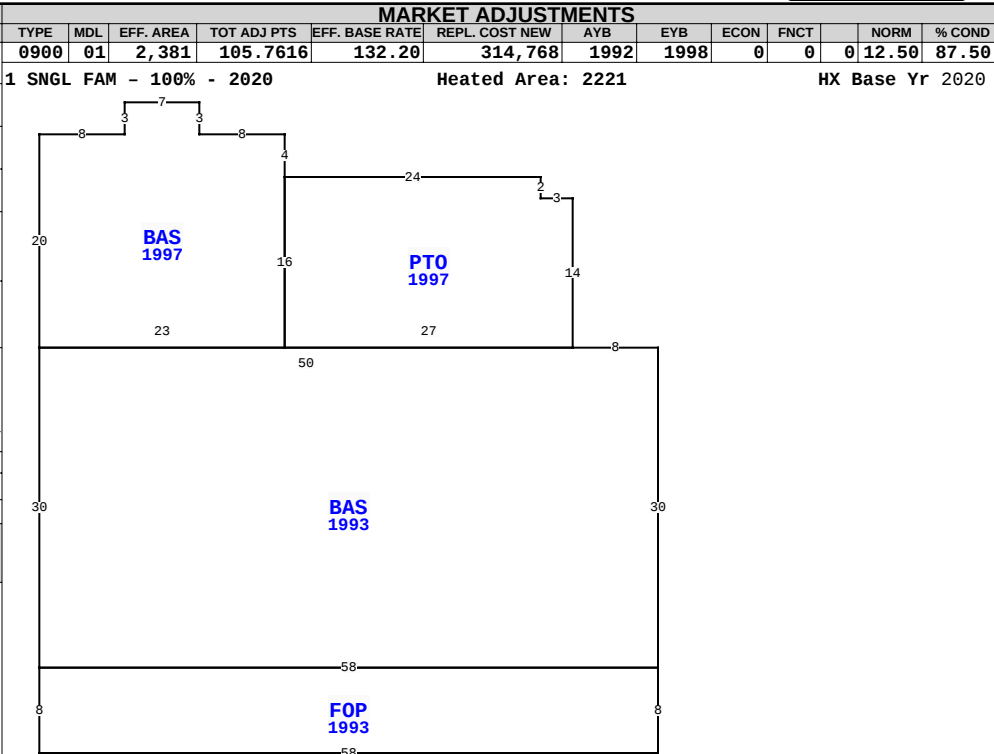
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	1,740	201,275
BAS	481	100	481	55,640
FOP	464	30	139	16,079
PTO	426	5	21	2,429

TOTALS	3,111		2,381	275,422
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0350	CARPORT WD	0	100	24	30	720.00	SF	8.58
3	0940	SHEDS/PORT	0	100	24	10	240.00	SF	30.00
4	0350	CARPORT WD	0	100	40	12	480.00	SF	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.96

REVIEW DATE	11/20/2020	BY	TW
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22335 CREWS RD, HILLIARD

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/13/2023
INC DATE			AG DATE	MLU

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
2	0350	CARPORT WD	0	100	24	30	720.00	SF	8.58	8.58	100	2008	2008	3	35	2,162	
3	0940	SHEDS/PORT	0	100	24	10	240.00	SF	30.00	30.00	100	2008	2008	3	35	2,520	
4	0350	CARPORT WD	0	100	40	12	480.00	SF	13.00	13.00	100	2010	2010	3	45	2,808	

TOTAL OB/XF										10,010							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.96	AC		1.00	1.00	1.00	30,000.00	30,000.00	58,800

Total Acres:	1.96	Total Land Value:	58,800	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 3	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		307,887	
TOTAL MARKET OB/XF VALUE		10,010	
TOTAL LAND VALUE - MARKET		58,800	
TOTAL MARKET VALUE		376,697	
SOH/AGL Deduction		109,096	
ASSESSED VALUE		267,601	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		217,601	
TOTAL JUST VALUE		376,697	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		365,680	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011195	GARAGE	50,679	10/24/2019
19002879	REPAIR/RRF	13,975	03/25/2019
7462	NEW CONSTR	70,344	08/19/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2295/0602	8/01/2019	WD	Q	I	01	275,000	
GRANTOR: TISON RANDY S & REBEC							
GRANTEE: ADAMS DEREK T & COL							
0481/0061	2/01/1986	WD	U	V		3,200	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W8 PTO=[YR=1997] N14 W3 N2 W24 BAS=[YR=1997] N4 W8 N3 W7 S3 W8 S20 E23 N16\$ S16 E27\$ W50 S30 FOP=[YR=1993] S8 E58 N8 W58\$ E58 N30 \$.									

ADAMS DEREK T & COLLEEN K/
22335 CREWS RD
HILLIARD, FL 32046

15-2N-23-1900-0009-0000

[illegible]

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22335 CREWS RD
HILLIARD, FL 32046

15-2N-23-1900-0009-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 3																					
CONSTRUCTION										VALUATION SUMMARY																																									
ELEMENT		CD		25		MOD METAL 100		6500		01		1,040		57.1320		20.00		20,800		2019		2019		0		0		4.00		96.00		VALUATION BY										STANDARD									
Exterior Wall		03		GABLE/HIP 100		3		GARAGE RES - 100% - 2020										Heated Area: 1040												HX Base Yr 2020		Tax Group: 6										Tax Dist:									
Roof Cover		12		MODULAR MT 100																												BUILDING MARKET VALUE										307,887									
Interior Wall				N/A 100																												TOTAL MARKET OB/XF VALUE										10,010									
Interior Floor		03		CONC FINSH 100																												TOTAL LAND VALUE - MARKET										58,800									
Air Condition		99		N/A 100																												TOTAL MARKET VALUE										376,697									
Heating Type				N/A 100																												SOH/AGL Deduction										109,096									
Bedrooms				0 100																												ASSESSED VALUE										267,601									
Bathrooms				0 100																												TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame		05		STEEL 100																												BASE TAXABLE VALUE										217,601									
Stories				0 100																												TOTAL JUST VALUE										376,697									
Units				0 100																												NCON VALUE										0									
Occupancy		00		NONE 100																												INCOME VALUE																			
																																PREVIOUS YEAR MKT VALUE										365,680									