

TRACT 10
IN OR 2035/983
2006 CAVL DW/MH

FUSON MORGAN L & ASHLEY R/
22303 CREWS RD
HILLIARD, FL 32046

2024

15-2N-23-1900-0010-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 30 VINYL 100										0800 02 2,280 117.2000 87.90 200,412 2005 2005 0 0 0 44.00 56.00										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 M/H 94+ - 100% - 2017 Heated Area: 2280 HX Base Yr 2017										Tax Group: 6 Tax Dist:									
Roof Cover 03 COMP SHNGL 100										76 30 BAS 2005 30 76										BUILDING MARKET VALUE 112,231									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 8,655									
Interior Floo 14 CARPET 80																				TOTAL LAND VALUE - MARKET 52,800									
Interior Floo 08 SHT VINYL 20																				TOTAL MARKET VALUE 173,686									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 58,976									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 114,710									
Bedrooms 4 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms 2 100																				BASE TAXABLE VALUE 64,710									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 173,686									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100										INCOME VALUE																			
BUD8 Adjustme 06 DIST 1D 100										PREVIOUS YEAR MKT VALUE 170,082																			
Quality 03 Quality Level 03																													
DOR CODE 0200 MOBILE HOME																													
MAP NUM MKT AREA 09																													
NEIGHBORHOOD/LOC 9001.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 2,280 100 2,280 112,231																													
TOTALS 2,280 2,280 112,231																													
EXTRA FEATURES										22303 CREWS RD, HILLIARD																			
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										BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE																			
1 0200 BARN WD 0- 0 100 26 26 676.00 SF 20.00 20.00 100 1976 1976 3 20 2,704										06/13/2023 MLU																			
2 0350 CARPORT WD 0 100 12 20 240.00 SF 13.00 13.00 100 1990 1990 3 20 624																													
3 0681 POLE SHED 0 100 7 20 140.00 SF 15.00 15.00 100 1990 1990 3 20 420																													
4 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2005 2005 3 89 3,115																													
5 1243 WD DECK F 0 100 9 8 72.00 SF 8.00 8.00 100 2015 2015 3 70 403																													
6 1243 WD DECK F 0 100 31 8 248.00 SF 8.00 8.00 100 2015 2015 3 70 1,389																													
LAND DESCRIPTION										TOTAL OB/XF 8,655																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 1.76 AC 1.00 1.00 1.00 30,000.00 30,000.00 52,800																													
REVIEW DATE 04/13/2020 BY TWA										Total Acres: 1.76 Total Land Value: 52,800 Market: 0 Agricultural: 0 Common: 52,800 PRINTED 08/06/2024 BY SYS																			