IN OR 495/623 & OR 1017/1668
R567911 & R583334

**HENDERSON WILLIAM W**
48458 CRAWFORD LANE
HILLIARD, FL 32046-6402

**2024**

**20-4N-25-0000-0009-0010**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 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 | 08 | SHT VINYL 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Quality | 03 | Quality Level 03 |

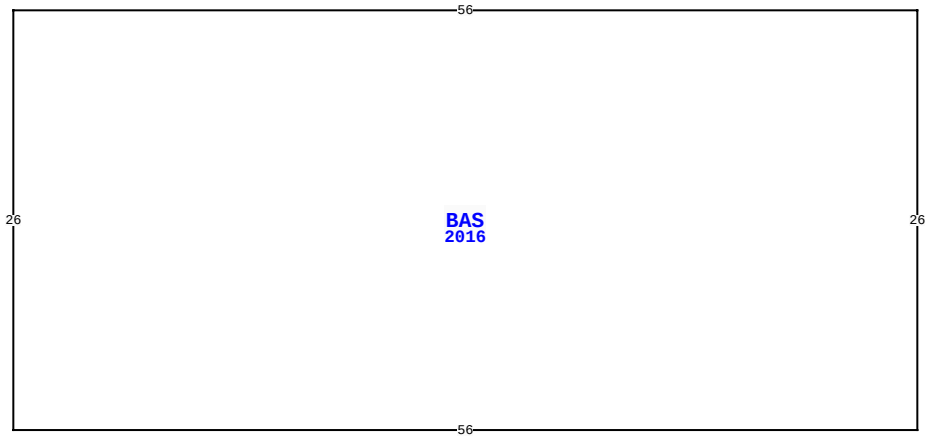
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,456 | 100 | 1,456 | 108,043 |
| TOTALS | 1,456 | | 1,456 | 108,043 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,456 | 116.4000 | 87.30 | 127,109 | 2016 | 2016 | 0 | 0 | 0 | 15.00 | 85.00 |

1 M/H 94+ – 100% - 1994 Heated Area: 1456 HX Base Yr 1994




48458 CRAWFORD LN, HILLIARD

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 116,974 |
| TOTAL MARKET OB/XF VALUE | | 2,042 |
| TOTAL LAND VALUE - MARKET | | 160,000 |
| TOTAL MARKET VALUE | | 279,016 |
| SOH/AGL Deduction | | 135,343 |
| ASSESSED VALUE | | 143,673 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 93,673 |
| TOTAL JUST VALUE | | 279,016 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 277,106 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH165787 | CO ISSUED | 0 | 11/16/2016 |
| MH165787 | MH MOVE-ON | 0 | 10/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1017/1668 | 11/05/2001 | WD | U | I | 07 | 100 |
| GRANTOR: HENDERSON WILLIAM W P | | | | | | |
| GRANTEE: HENDERSON WILLIAM W | | | | | | |
| 0955/0277 | 10/23/2000 | PR | U | I | 01 | 100 |
| GRANTOR: HENDERSON WILLIAM R P | | | | | | |
| GRANTEE: HENDERSON WILLIAM W | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W56 S26 E56 N26$.

## 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 | 1242 | WD DECK A | 0 | 100 | 8 | 8 | 64.00 | SF | 10.00 | 10.00 | 100 | 1988 | 1988 | 3 | 20 | 128 | |
| 2 | 0350 | CARPORT WD | 0 | 100 | 32 | 23 | 736.00 | SF | 13.00 | 13.00 | 100 | 1970 | 1970 | 3 | 20 | 1,914 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,042

| 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 | 000102 | C | SFR/MH | 100 | 0005 | OR | 0.00 | 0.00 | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 160,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 10.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS

IN OR 495/623 & OR 1017/1668
R567911 & R583334

**HENDERSON WILLIAM W**
48458 CRAWFORD LANE
HILLIARD, FL 32046-6402

**2024**

**20-4N-25-0000-0009-0010**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | AL SIDING 100 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 08 | SHT VINYL 90 |
| Interior Floo | 14 | CARPET 10 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 02 | Quality Level 02 |

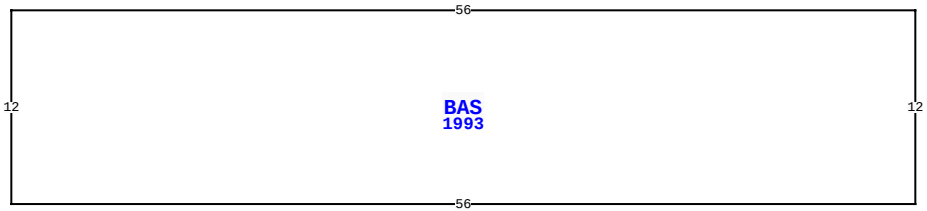
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 672 | 100 | 672 | 8,931 |
| TOTALS | 672 | | 672 | 8,931 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 672 | 63.2800 | 44.30 | 29,770 | 1971 | 1971 | 0 | 0 | 0 | 70.00 | 30.00 |

2 M/H 93- – 0% - 1994 Heated Area: 672 HX Base Yr 1994




48458 CRAWFORD LN, HILLIARD

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

## NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 116,974 |
| TOTAL MARKET OB/XF VALUE | | 2,042 |
| TOTAL LAND VALUE - MARKET | | 160,000 |
| TOTAL MARKET VALUE | | 279,016 |
| SOH/AGL Deduction | | 135,343 |
| ASSESSED VALUE | | 143,673 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 93,673 |
| TOTAL JUST VALUE | | 279,016 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 277,106 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1017/1668 | 11/05/2001 | WD | U | I | 07 | 100 |
| GRANTOR: HENDERSON WILLIAM W P | | | | | | |
| GRANTEE: HENDERSON WILLIAM W | | | | | | |
| 0955/0277 | 10/23/2000 | PR | U | I | 01 | 100 |
| GRANTOR: HENDERSON WILLIAM R P | | | | | | |
| GRANTEE: HENDERSON WILLIAM W | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E56 N12 $ .

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 05/12/2019 BY KBA Total Acres: 10.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS