W396 FT OF SE1/4 OF SW1/4
IN OR 2195/1367
R107169 (EX 9-6)

DOLAN CONNOR M
48626 CRAWFORD LANE
HILLIARD, FL 32046

2024

20-4N-25-0000-0009-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

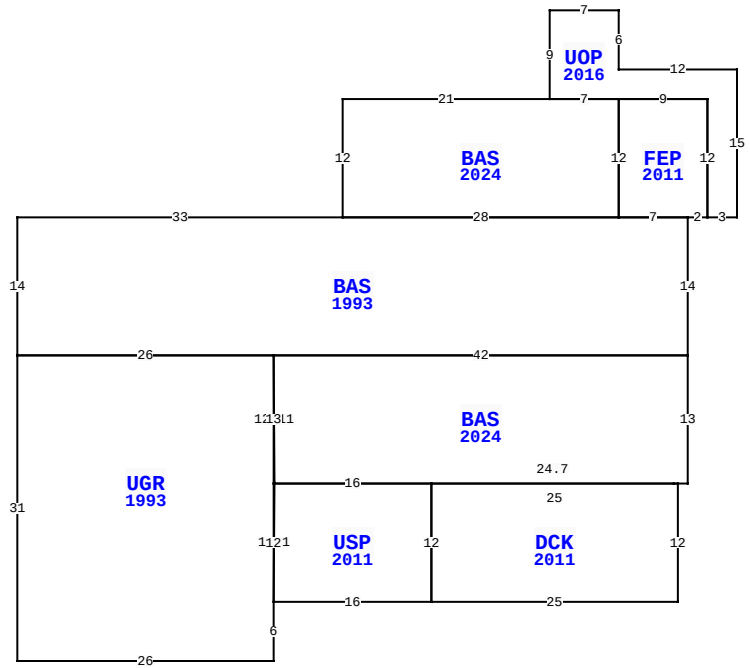
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 75
Interior Wall	04	PLYWOOD 25
Interior Floo	14	CARPET 75
Interior Floo	08	SHT VINYL 25
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
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	952	100	952	55,255
BAS	336	100	336	19,502
BAS	546	100	546	31,691
DCK	300	10	30	1,741
FEP	108	80	86	4,991
UGR	807	45	363	21,069
UOP	135	20	27	1,567
USP	192	30	58	3,366
TOTALS	3,376		2,398	139,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0110	01	2,398	104.9580	73.47	176,181	1981	1981	0	0	0	21.00	79.00

1 MH/SFR – 100% - 2019 Heated Area: 1834 HX Base Yr 2019



48626 CRAWFORD LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	139,183
TOTAL MARKET OB/XF VALUE	9,917
TOTAL LAND VALUE - MARKET	72,000
TOTAL MARKET VALUE	221,100
SOH/AGL Deduction	96,024
ASSESSED VALUE	125,076
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	75,076
TOTAL JUST VALUE	221,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313482	REPAIR/RRF	11,111	05/01/2013
B996235	XFOB	2,700	01/06/1999
B963558	XFOB	1,296	02/01/1997
B963559	ADDITION	1,632	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2195/1367	5/01/2018	WD	Q	I	01	128,500
GRANTOR: SNIPES ERLINDA P LIVI						
GRANTEE: DOLAN CONNOR M						
1807/0063	8/04/2012	WD	U	I	30	100
GRANTOR: SNIPES ERLINDA P						
GRANTEE: SNIPES ERLINDA P TR						

BUILDING NOTES

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	0940	SHEDS/PORT	0	100	8	6	48.00	SF	12.00	12.00	100	1985	1985	3	20	115	
2	0350	CARPORT WD	0	100	23	12	276.00	SF	13.00	13.00	100	1970	1970	3	20	718	
3	0940	SHEDS/PORT	0	100	13	11	143.00	SF	18.00	18.00	100	1985	1985	3	20	515	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	58	1,160	
5	0811	CONCRETE B	0	100	18	32	576.00	SF	5.20	5.20	100	1996	1996	3	72	2,157	
6	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	2000	2000	3	28	1,210	
7	0681	POLE SHED	0	100	12	12	144.00	SF	15.00	15.00	100	2000	2000	3	28	605	
8	0681	POLE SHED	0	100	39	12	468.00	SF	15.00	15.00	100	2000	2000	3	28	1,966	
9	0681	POLE SHED	0	100	13	12	156.00	SF	15.00	15.00	100	2000	2000	3	28	655	
10	0751	UOP	0	100	10	12	120.00	SF	10.00	10.00	100	2012	2012	3	68	816	

TOTAL OB/XF 9,917

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-40,16] W33 S14 E26 E42 N14 W7 W28 $
UGR=[YR=1993;ORIG=-73,30] S31 E26 N6 U12.1R0.1 U12.11L0.1 W26 $
BAS=[YR=2024;ORIG=-47,30] E42 S13 W1.5 W24.7 W16 N13 $
BAS=[YR=2024;ORIG=-40,4] E21 E7 S12 W28 N12 $
DCK=[YR=2011;ORIG=-31,55] E25 N12 W25 S12 $
USP=[YR=2011;ORIG=-47,55] E16 N12 W16 S12 $
UOP=[YR=2016;ORIG=0,1] W12 N6 W7 S9 E7 E9 S12 E3 N15 $
FEP=[YR=2011;ORIG=-5,16] E2 N12 W9 S12 E7 $
.

LAND DESCRIPTION

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		OR	0.00	0.00	6.00	AC		1.00	1.00	0.75	16,000.00	12,000.00	72,000							

REVIEW DATE 04/28/2021 BY KBA Total Acres: 6.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 08/06/2024 BY SYS