IN OR 2670/1695
PARCEL 9-5 IN SEC 20-4N-25 &
PARCEL 3-2 IN SEC 29-2N-25

JONES JESSICA/BENSON JANET ELAINE
48439 CRAWFORD LANE
HILLIARD, FL 32046

2024

20-4N-25-0000-0009-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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	04	Quality Level 04

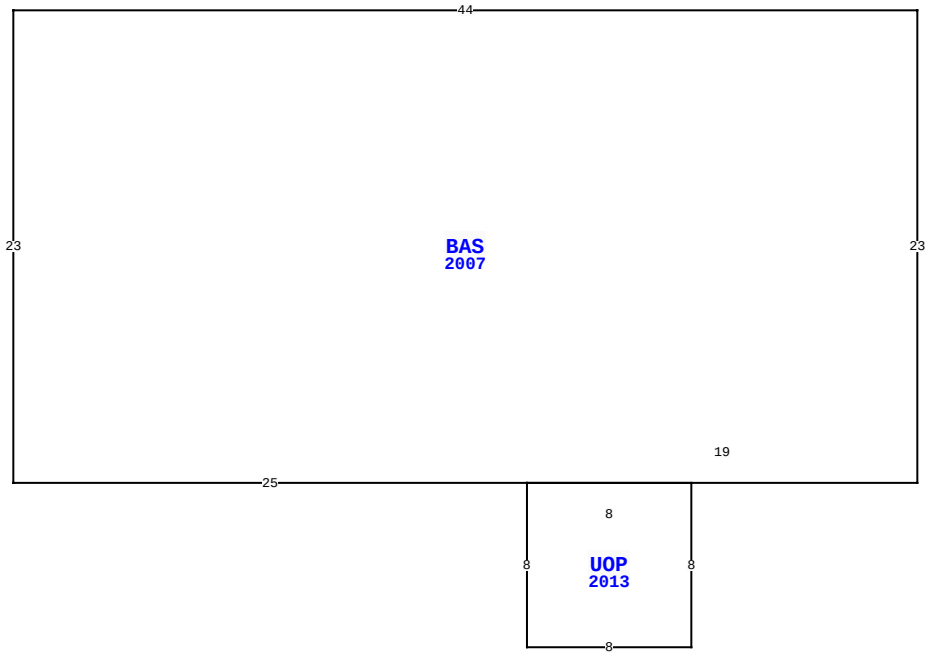
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100	1,012	68,448
UOP	64	25	16	1,082
TOTALS	1,076		1,028	69,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,028	134.2000	93.94	96,570	1983	2013	0	0	0	28.00	72.00

1 M/H 93- – 50% - 2024 Heated Area: 1012 HX Base Yr 2024



48439 CRAWFORD LN, HILLIARD

BLD DATE	02/27/2008	KWJW	LGL DATE
XF DATE	11/21/2006	KW	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		69,530
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		104,530
SOH/AGL Deduction		0
ASSESSED VALUE		104,530
TOTAL EXEMPTION VALUE	HA HAB	27,265
BASE TAXABLE VALUE		77,265
TOTAL JUST VALUE		104,530
NCON VALUE		43,020
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		61,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16670	ELEC OTHER	0	01/01/2006
CMH4703	CO ISSUED	0	10/01/2005
C4703	CO ISSUED	0	10/01/2005
MH4703	MH MOVE-ON	0	10/01/2005
P10261	OTHER	0	10/01/2005
B12970	DEMOLITION	1,200	06/09/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2670/1695	9/25/2023	WD	Q	I	01	130,000
GRANTOR: ALOHOMORA LLC						
GRANTEE: JONES JESSICA						
2641/1742	5/15/2023	WD	Q	I	01	70,000
GRANTOR: KLOSOWSKI COREY						
GRANTEE: ALOHOMORA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W44 S23 E25 UOP=[YR=2013] S8 E8 N8 W8$ E19 N23$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	50	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/02/2019 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS