NE 1/4 OF NW 1/4
EX 3-1 THRU 3-4
IN OR 2294/37

CROFT DAWN E
2955 NEW BERLIN RD
JACKSONVILLE, FL 32226

2024

29-4N-25-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

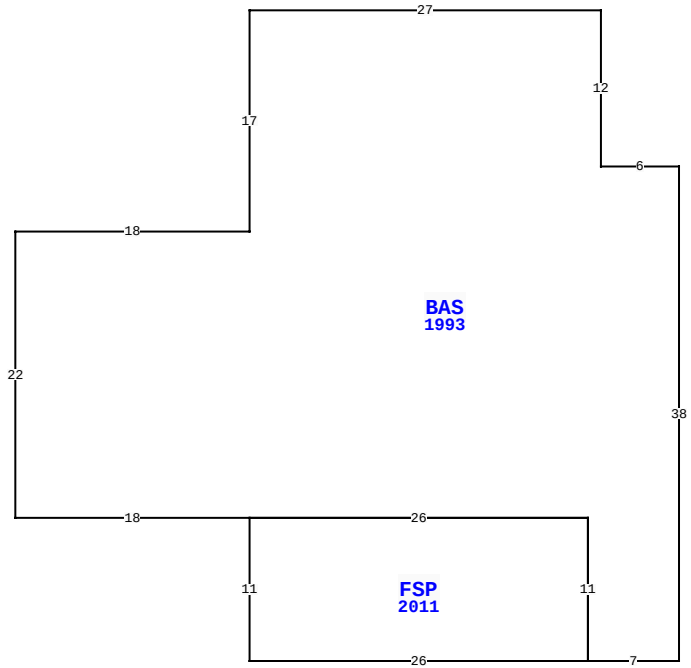
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,688	100	1,688	60,055
FSP	286	40	114	4,056
TOTALS	1,974		1,802	64,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,802	70.0000	66.50	119,833	1965	1970	0	0	0	46.50	53.50

1 SINGLE FAM – 0% - 0 Heated Area: 1688 HX Base Yr



48565 CRAWFORD LN, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	69,547
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	96,000
TOTAL MARKET VALUE	165,547
SOH/AGL Deduction	16,781
ASSESSED VALUE	148,766
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,766
TOTAL JUST VALUE	165,547
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2294/0037	7/24/2019	QC	U	I	11	100
GRANTOR: METALLO DORIS C						
GRANTEE: CROFT DAWN E						
0416/0356	3/01/1984	WD	Q	I		36,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 N12 W27 S17 W18 S22 E18 FSP=[YR=2011] S11 E26 N11 W26$ E26 S11 E7 N38$.

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
1	000115	C	SFR ACRES	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	96,000							

REVIEW DATE 08/04/2020 BY KBA Total Acres: 6.00 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 08/06/2024 BY SYS

NE 1/4 OF NW 1/4
EX 3-1 THRU 3-4
IN OR 2294/37

CROFT DAWN E
2955 NEW BERLIN RD
JACKSONVILLE, FL 32226

2024

29-4N-25-0000-0003-0000

BUILDING CHARACTERISTICS

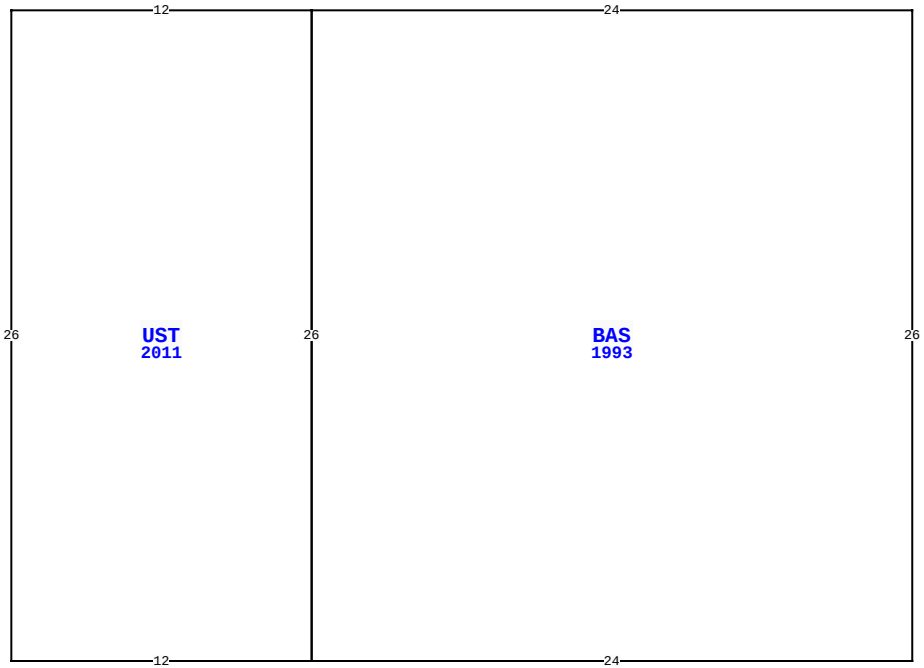
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 50
Interior Floo	03	CONC FINSH 50
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	624	4,350
UST	312	50	156	1,088
TOTALS	936		780	5,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	780	58.1011	13.94	10,873	1985	1985	0	0	0	50.00	50.00

2 BARNS – 0% - 0 Heated Area: 624 HX Base Yr



48565 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	69,547
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	96,000
TOTAL MARKET VALUE	165,547
SOH/AGL Deduction	16,781
ASSESSED VALUE	148,766
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,766
TOTAL JUST VALUE	165,547
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2294/0037	7/24/2019	QC	U	I	11	100
GRANTOR: METALLO DORIS C						
GRANTEE: CROFT DAWN E						
0416/0356	3/01/1984	WD	Q	I		36,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 UST=[YR=2011] W12 S26 E12 N26$ S26 E24 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

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

REVIEW DATE 08/04/2020 BY KBA Total Acres: 6.00 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 08/06/2024 BY SYS