

PT OF NE1/4 OF NW1/4
OR 197/168 1985 OAKW SW/MH &
R106803 & R106804

GENTRY KENNETH LEE & M L
48617 CRAWFORD LANE
HILLIARD, FL 32046

2024

29-4N-25-0000-0003-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	

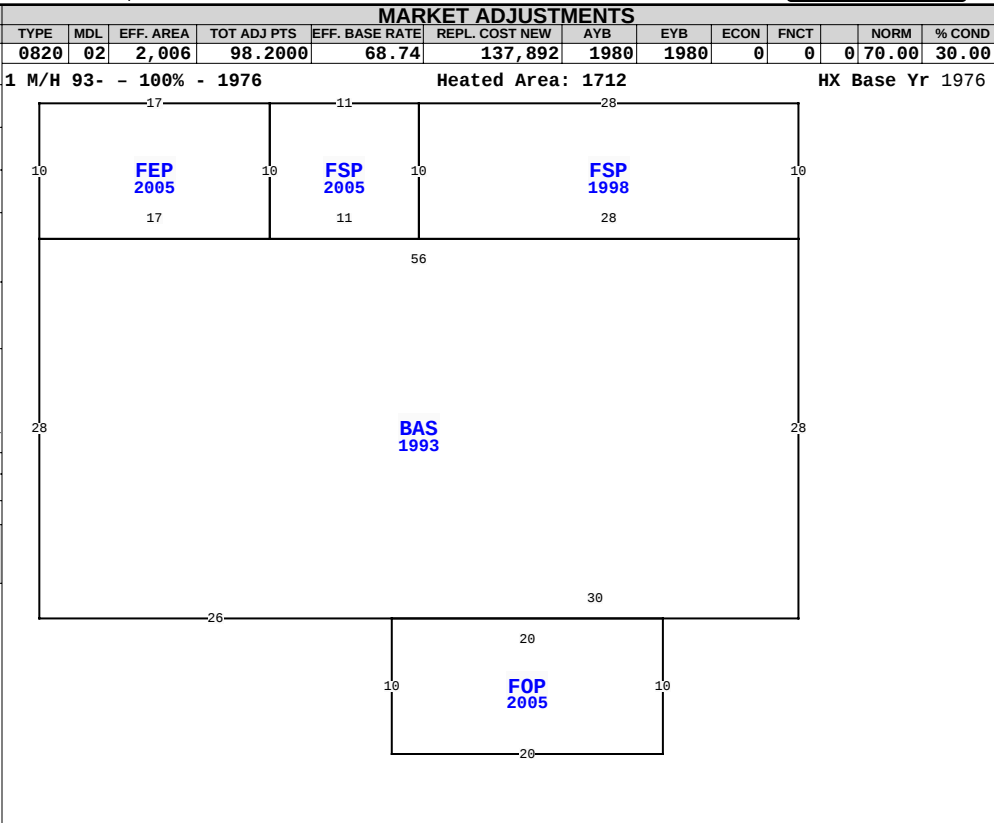
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1,568	32,335
FEP	170	85	144	2,970
FOP	200	30	60	1,237
FSP	280	60	168	3,464
FSP	110	60	66	1,361

TOTALS	2,328		2,006	41,368
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	8	5	40.00	SF	10.00	10.00	100	1998
2	1242	WD DECK A	0 100	10	24	240.00	SF	10.00	10.00	100	1998
3	0803	ASPHALT C	0 100	0	0	2,700.00	SF	2.00	2.00	100	2011

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	10.00	AC	

REVIEW DATE 08/04/2020 BY KBA



48617 CRAWFORD LN, HILLIARD	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	1242	WD DECK A	0 100	8	5	40.00	SF	10.00	10.00	100	1998	1998	3	20	80	
2	1242	WD DECK A	0 100	10	24	240.00	SF	10.00	10.00	100	1998	1998	3	20	480	
3	0803	ASPHALT C	0 100	0	0	2,700.00	SF	2.00	2.00	100	2011	2011	3	68	3,672	

TOTAL OB/XF											
4,232											

Total Acres: 10.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
STANDARD										4	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										62,554	
TOTAL MARKET OB/XF VALUE										4,232	
TOTAL LAND VALUE - MARKET										160,000	
TOTAL MARKET VALUE										226,786	
SOH/AGL Deduction										120,359	
ASSESSED VALUE										106,427	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										56,427	
TOTAL JUST VALUE										226,786	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										222,426	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4650	MH MOVE-ON	0	08/01/2005
P09890	OTHER	0	08/01/2005
WL376	WELL	0	06/01/2005
B995746	ADDITION	19,646	01/02/1999
B99	ADDITION	0	01/01/1999
B985478	ADDITION	11,096	10/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0197/0168	1/01/1975	AA	Q	V		6,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=1998] W28 FSP=[YR=2005] W11 FEP=[YR=2005] W17 S10									
BAS=[YR=1993] S28 E26 FOP=[YR=2005] S10 E20 N10 W20\$ E30 N28									
W56\$ E17 N10\$ S10 E11 N10\$ S10 E28 N10\$.									

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