PT OF GOVT LOT 5 R622345
IN OR 2265/880

CREWS CHRISTOPHER DALE & DAWN SERENA
1500 TOMLINSON RD
HILLIARD, FL 32046

2024

32-3N-23-0000-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

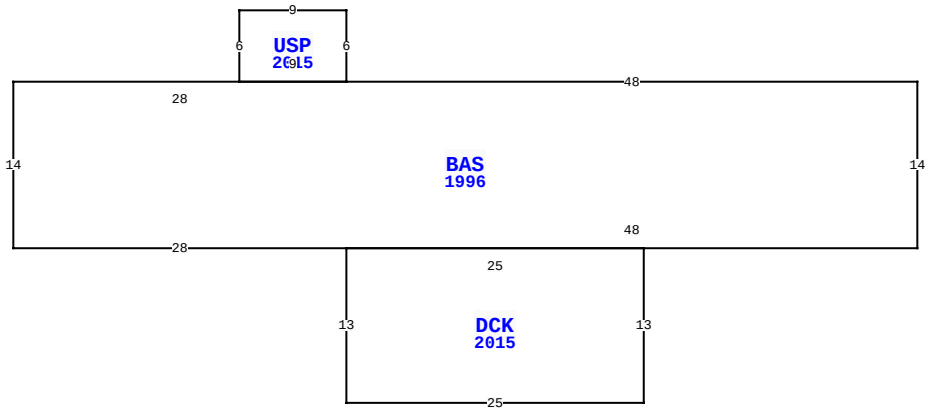
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	42,530
DCK	325	15	49	1,958
USP	54	50	27	1,079
TOTALS	1,443		1,140	45,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,140	135.9600	95.17	108,494	1993	1998	0	0	0	58.00	42.00

1 M/H 93- – 100% - 2021 Heated Area: 1064 HX Base Yr 2021



1500 TOMLINSON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		45,567
TOTAL MARKET OB/XF VALUE		2,213
TOTAL LAND VALUE - MARKET		40,500
TOTAL MARKET VALUE		88,280
SOH/AGL Deduction		13,812
ASSESSED VALUE		74,468
TOTAL EXEMPTION VALUE	HX HB	49,468
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		88,280
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24461	ADDITION	10,898	03/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2265/0880	4/01/2019	WD	U	I	11	100
GRANTOR: CREWS LACY DALE						
GRANTEE: CREWS CHRISTOPHER D						
0771/0989	9/20/1996	QC	U	V	06	100
GRANTOR: MASCHMAN G L & MARTHA						
GRANTEE: CREWS CATHERINE & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W48 USP=[YR=2015] N6 W9 S6 E9$ W28 S14 E28
DCK=[YR=2015] S13 E25 N13 W25$ E48 N14$.

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	10	24	240.00	SF	20.10	20.10	100	1990	1990	3	20	965	
2	1242	WD DECK A	0	100	0	0	320.00	SF	5.00	5.00	100	2017	2017	3	78	1,248	

LAND DESCRIPTION

TOTAL OB/XF 2,213

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	0007	OR	0.00	0.00	1.35	AC		1.00	1.00	1.00	30,000.00	30,000.00	40,500							

REVIEW DATE 08/20/2020 BY TWA Total Acres: 1.35 Total Land Value: 40,500 Market: 0 Agricultural: 0 Common: 40,500 PRINTED 08/06/2024 BY SYS