

PT OF LOTS 7 & 8
IN OR 2052/1914
TRACT 7

CRAWFORD SHIRLEY ANN L/E/
2752 KURRY LANE
HILLIARD, FL 32046

2024

34-3N-23-2040-0007-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	83,762
FGR	456	55	251	21,901
FOP	25	30	8	698
FUS	1,416	100	1,416	123,550
UOP	480	20	96	8,376

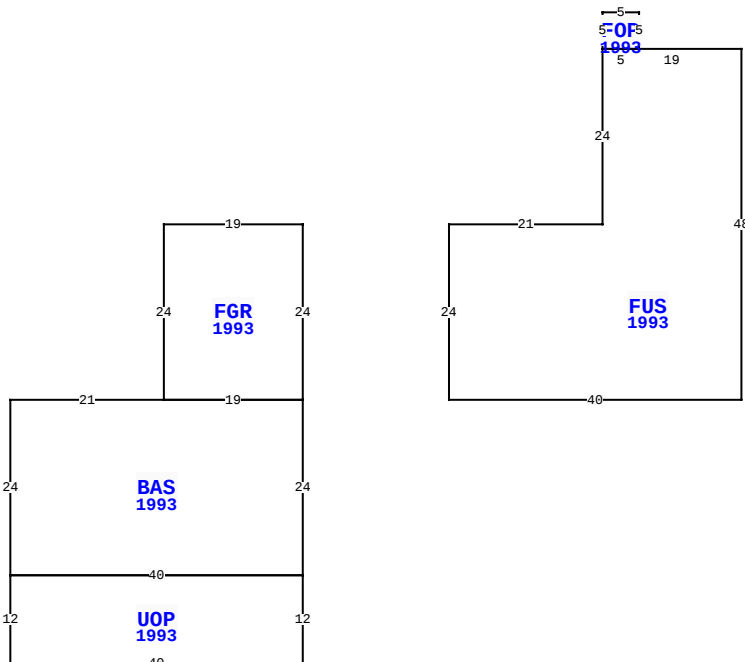
TOTALS	3,337		2,731	238,287
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EXTRA FEATURES		
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0200	BARN WD 0-	0 100	25	25	625.00	SF	20.00	20.00	100	1975	1975	3	20	2,500	
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	72	1,440	
3	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	5,040	
4	0510	GARAGE WD-	0 100	36	24	864.00	SF	35.00	35.00	100	2017	2017	3	84	25,402	
5	0811	CONCRETE B	0 100	28	24	672.00	SF	5.20	5.20	100	2010	2010	3	91	3,180	

LAND DESCRIPTION		
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0005	OR	0.00	0.00	9.42	AC		1.00	1.00	1.00	19,000.00	19,000.00	178,980							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,731	111.8400	106.25	290,169	1974	1985	0	0	0	17.88	82.12
1 SINGLE FAM - 100% - 0						Heated Area: 2376			HX Base Yr			
												

2752 KURRY LN, HILLIARD	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF													37,562	
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				238,287	
TOTAL MARKET OB/XF VALUE				37,562	
TOTAL LAND VALUE - MARKET				178,980	
TOTAL MARKET VALUE				454,829	
SOH/AGL Deduction				269,133	
ASSESSED VALUE				185,696	
TOTAL EXEMPTION VALUE		HX HB WX		55,000	
BASE TAXABLE VALUE				130,696	
TOTAL JUST VALUE				454,829	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				445,089	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8443	GARAGE	16,600	10/16/1992
7497	MH MOVE-ON	19,000	10/05/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2052/1914	6/13/2016	WD	U	I	11	100
GRANTOR: CRAWFORD SHIRLEY ANN						
GRANTEE: CRAWFORD JIMMY WAYN						
0242/0602	7/01/1977	WD	U	I		43,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES		
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BUILDING DIMENSIONS		
FGR=[YR=1993] W19 S24 BAS=[YR=1993] W21 S24 UOP=[YR=1993] S12 E40 N12 W40\$ E40 N24 W19\$ E19 N24\$ PTR= E20 FUS=[YR=1993] E21 N24 FOP=[YR=1993] N5 E5 S5 W5\$ E19 S48 W40 N24\$ W20\$.		