IN OR 2800/901
PT OR GOVT LOTS 9 & 10
EX 5-16 5-18 & 5-20

WRYE RONALD
2199 TOM CRAWFORD RD
HILLIARD, FL 32046

2025

04-1N-23-0000-0005-0020

BUILDING CHARACTERISTICS

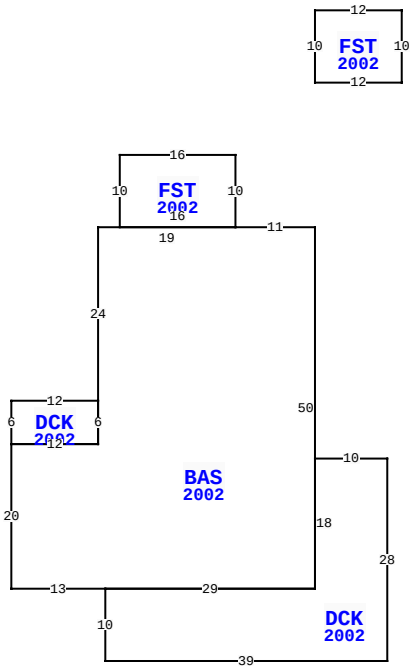
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	2002	1,740	86,276
DCK	72	10	2002	7	347
DCK	570	10	2002	57	2,826
FST	120	55	2002	66	3,273
FST	160	55	2002	88	4,363
TOTALS	2,662			1,958	97,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,958	103.3000	103.30	202,261	1985	1985	0	0	35	17.00	48.00

2 SINGLE FAM – 0% - 2025 Heated Area: 1740 HX Base Yr



2199 TOM CRAWFORD RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	97,085
TOTAL MARKET OB/XF VALUE	1,960
TOTAL LAND VALUE - MARKET	74,550
TOTAL MARKET VALUE	173,595
SOH/AGL Deduction	0
ASSESSED VALUE	173,595
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	173,595
TOTAL JUST VALUE	173,595
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M036668	H/AC	0	01/14/2003
MH972058	MH MOVE-ON	0	12/01/1997
B973976	HOUSEMVING	0	05/01/1997
8740	DEMOLITION	0	03/11/1993
5819	REMODEL	0	04/05/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2800/901	7/12/2025	WD	U	I	11	100
GRANTOR: RONOVATIONS LLC						
GRANTEE: WRYE RONALD						
2712/1967	5/20/2024	WD	U	I	37	106,000
GRANTOR: GARDNER JAMES						
GRANTEE: RONOVATIONS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W11 FST=[YR=2002] N10 W16 S10 E16$ W19 S24 DCK=[YR=2002] W12 S6 E12 N6$ S6 W12 S20 E13 DCK=[YR=2002] S10 E39 N28 W10 S18 W29$ E29 N50$ PTR=N20 FST=[YR=2002] N10 E12 S10 W12$ S20$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	

LAND DESCRIPTION

TOTAL OB/XF 1,960

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	000100	C	RES	0	0005	OR	0.00	0.00	2.13	AC		1.00	1.00	1.00	35,000.00	35,000.00	74,550							

REVIEW DATE 01/08/2020 BY TW Total Acres: 2.13 Total Land Value: 74,550 Market: 0 Agricultural: 0 Common: 74,550 PRINTED 07/30/2025 BY SYS