

CREWS JAMES R
2589 CRENSHAW LN
HILLIARD, FL 32046

2025



BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 7008SHT VINYL 3003CENTRAL 10004AIR DUCTED 1002 1002 10002WOOD FRAME 1000 0 1000 1000 1000 100Quality03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA09NEIGHBORHOOD/LOC9001.00AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,56010020151,560115,163TOTALS1,5601,560115,163EXTRA FEATURES2589 CRENSHAW LN, HILLIARDBLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/21/2025MLU

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDO8000021,560115.800098.43153,551201520150025.0075.00Heated Area: 1560HX Base YrBAS2015

NASSAU COUNTY PROPERTY

PAGE 1 of 16VALUATION SUMMARYVALUATION BYSTANDARDTax Group: 6Tax Dist:BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE115,163045,000160,16310,663149,5000149,500160,1630138,389SALES DATAOFF RECORD NumberDATETYPEINSTQUVIRSN CD SALE PRICE2103/13792/03/2017WDQCI0197,000GRANTOR:HODGES ROBERT N &GRANTEE:CREWS JAMES R1951/03274/01/2014QCUI11100GRANTOR:MALLARD BRENDA R &GRANTEE:HODGES ROBERT N ETBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2015] W52 S30 E52 N30\$.REVIEW DATE05/12/2019BYKBA

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,56010020151,560115,163TOTALS1,5601,560115,163EXTRA FEATURES2589 CRENSHAW LN, HILLIARDBLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/21/2025MLU

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