PT OF GOVT LOTS 9 & 10
IN OR 1443/1256

GARNER GREGORY DALE
16810 OAK HILL ROAD
HILLIARD, FL 32046

**2025**

**04-1N-23-0000-0005-0180**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

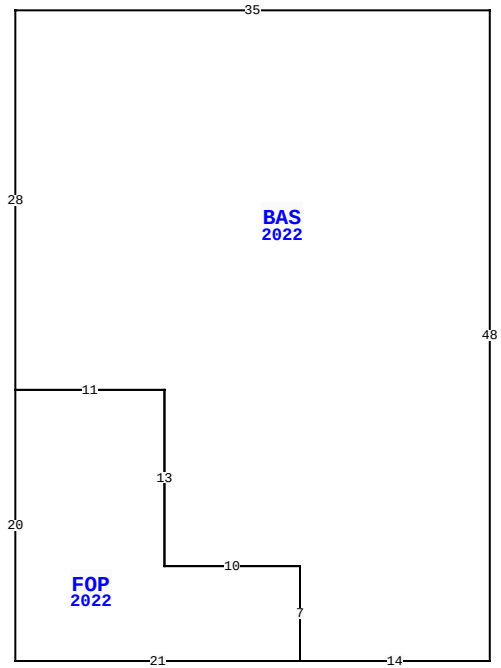
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,390 | 100 | 2022 | 1,390 | 189,644 |
| FOP | 290 | 30 | 2022 | 87 | 11,869 |
| TOTALS | 1,680 | | | 1,477 | 201,513 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,477 | 137.1237 | 137.12 | 202,526 | 2022 | 2022 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 1390 HX Base Yr




2249 TOM CRAWFORD RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 201,513 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 111,150 |
| TOTAL MARKET VALUE | 312,663 |
| SOH/AGL Deduction | 62,083 |
| ASSESSED VALUE | 250,580 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 250,580 |
| TOTAL JUST VALUE | 312,663 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 285,034 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22005060 | CO ISSUED | 0 | 04/01/2022 |
| 19009971 | NEW CONSTR | 169,706 | 09/23/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1443/1256 | 9/11/2006 | WD | Q | V | | 20,000 |

GRANTOR: REEVES DORIS MIXON
GRANTEE: GARNER GREGORY DALE

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W35 S28 FOP=[YR=2022] S20 E21 N7 W10 N13 W11$ E11 S13 E10 S7 E14 N48$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 0007 | OR | 0.00 | 0.00 | 4.94 | AC | | 1.00 | 1.00 | 0.75 | 30,000.00 | 22,500.00 | 111,150 | | | | | | | |

REVIEW DATE 11/23/2022 BY WW Total Acres: 4.94 Total Land Value: 111,150 Market: 0 Agricultural: 0 Common: 111,150 PRINTED 07/30/2025 BY SYS