PT OF LOT 18
IN OR 2737/723
CORNWALL SURVEY PB O/31

CRAWFORD JOHN & TINA
PO BOX 41
HILLIARD, FL 32046

2025

11-3N-23-2020-0018-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

27084 POTTS WAY, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	97,370
TOTAL MARKET VALUE	97,370
SOH/AGL Deduction	0
ASSESSED VALUE	97,370
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,370
TOTAL JUST VALUE	97,370
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250003489	PRIVATE PROVIDER	83,412	04/04/2025
B250000853	PRIVATE PROVIDER	367,384	01/27/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2737/723	9/06/2024	WD	Q	V	01	125,000
GRANTOR: SIMS JESSE A						
GRANTEE: CRAWFORD JOHN & TIN						
1432/1156	7/27/2006	WD	Q	V		28,000
GRANTOR: JDC LANDCORP LLC						
GRANTEE: SIMS JESSE A & CLAR						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	2.14	AC		1.00	1.00	1.30	35,000.00	45,500.00	97,370							

REVIEW DATE 06/11/2025 BY WW Total Acres: 2.14 Total Land Value: 97,370 Market: 0 Agricultural: 0 Common: 97,370 PRINTED 07/30/2025 BY SYS