IN OR 1172 PG 1798
1987 MANA DW/MH
EX 6-2 & 6-4

CROCHET JOEY C & PATRICIA C/
22206 CREWS ROAD
HILLIARD, FL 32046

2025

15-2N-23-0000-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

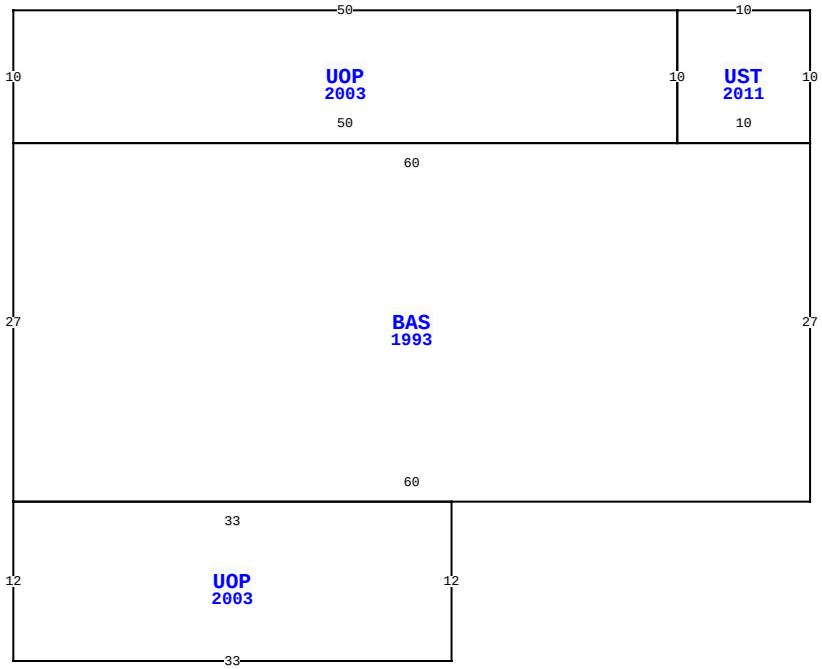
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1993	1,620	46,967
UOP	396	25	2003	99	2,870
UOP	500	25	2003	125	3,624
UST	100	55	2011	55	1,595
TOTALS	2,616			1,899	55,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,899	120.8000	96.64	183,519	1987	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2004 Heated Area: 1620 HX Base Yr 2004



22206 CREWS RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		78,001
TOTAL MARKET OB/XF VALUE		19,418
TOTAL LAND VALUE - MARKET		80,850
TOTAL MARKET VALUE		178,269
SOH/AGL Deduction		88,836
ASSESSED VALUE		89,433
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		38,711
TOTAL JUST VALUE		178,269
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008721	38X31 GARAGE	60,407	07/02/2021
B24550	GARAGE	28,123	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1172/1798	9/18/2003	WD	Q	I		90,700
GRANTOR: THE CHRISTIAN BELIEVE						
GRANTEE: CROCHET JOEY & PATR						
0818/1422	1/02/1998	WD	U	I	10	100
GRANTOR: MANGES HARRY & MARTHA						
GRANTEE: MCCLAIN ORIN & SUSA						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2011] W10 UOP=[YR=2003] W50 S10 BAS=[YR=1993] S27 UOP=[YR=2003] S12 E33 N12 W33$ E60 N27 W60$ E50 N10$ S10 E10 N10 $.

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	0940	SHEDS/PORT	0	100	16	14	224.00	SF	13.20	13.20	100	2002	2002	3	20	591	
2	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	100	2011	2011	3	60	15,120	
3	0810	CONCRETE A	0	100	36	16	576.00	SF	6.50	6.50	100	2021	2021	3	99	3,707	

LAND DESCRIPTION

TOTAL OB/XF 19,418

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	100	0005	OR	0.00	0.00	2.31	AC		1.00	1.00	1.00	35,000.00	35,000.00	80,850							

REVIEW DATE 12/09/2021 BY TW Total Acres: 2.31 Total Land Value: 80,850 Market: 0 Agricultural: 0 Common: 80,850 PRINTED 07/30/2025 BY SYS

IN OR 1172 PG 1798
1987 MANA DW/MH
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Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

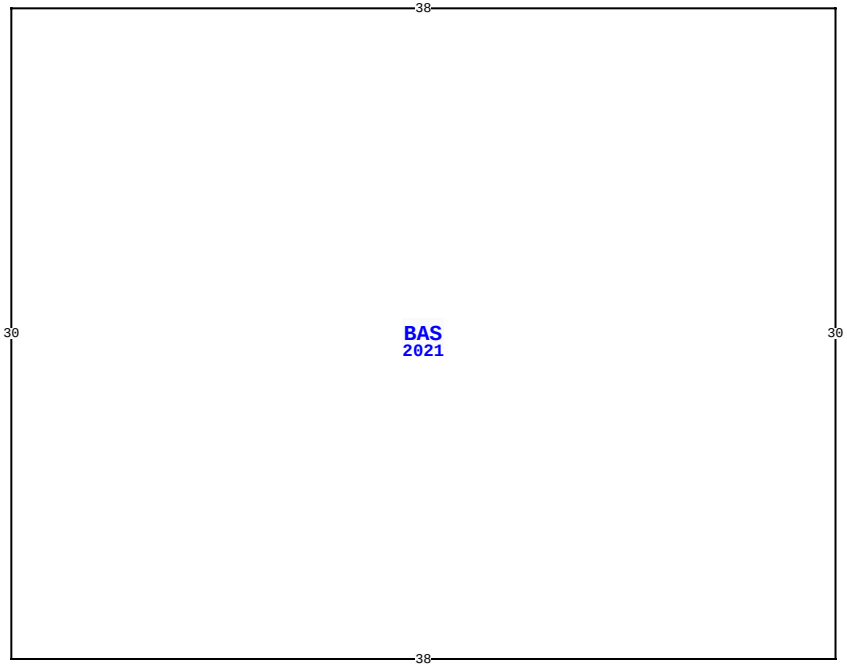
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2021	1,140	22,945
TOTALS	1,140			1,140	22,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,140	56.0740	20.75	23,655	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2004 Heated Area: 1140 HX Base Yr 2004



22206 CREWS RD, HILLIARD

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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GRANTOR: MANGES HARRY & MARTHA						
GRANTEE: MCCLAIN ORIN & SUSA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W38 S30 E38 N30$.

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

REVIEW DATE 12/09/2021 BY TW Total Acres: 2.31 Total Land Value: 80,850 Market: 0 Agricultural: 0 Common: 80,850 PRINTED 07/30/2025 BY SYS