PT NW1/4 OF NW1/4
IN OR 704/662

POPPELL RONALD GRAIG & TONYA D
22184 CREWS ROAD
HILLIARD, FL 32046

2025

15-2N-23-0000-0006-0060

BUILDING CHARACTERISTICS

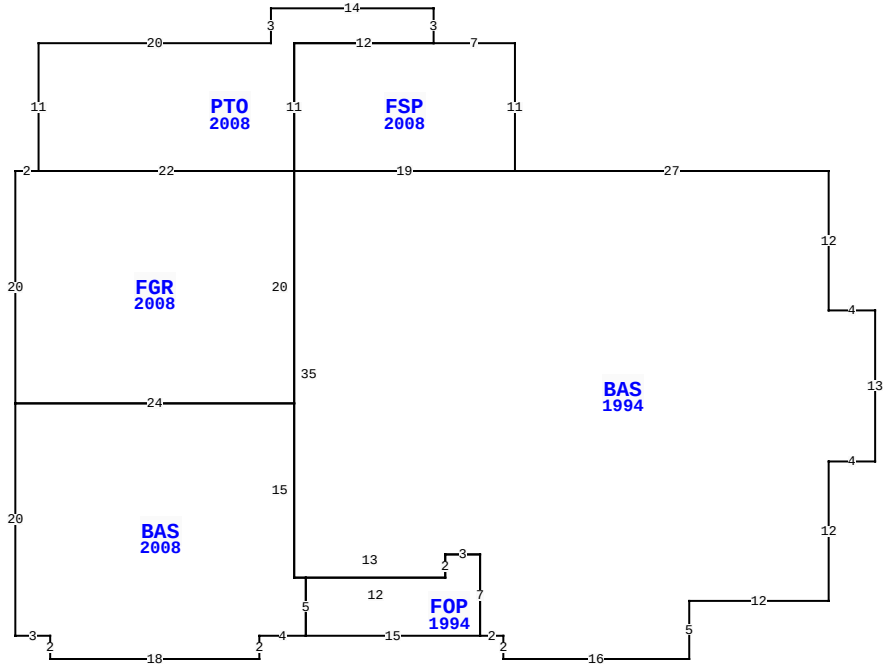
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,802	100	1994	1,802	195,492
BAS	521	100	2008	521	56,521
FGR	480	55	2008	264	28,640
FOP	81	30	1994	24	2,604
FSP	209	40	2008	84	9,113
PTO	284	5	2008	14	1,519
TOTALS	3,377			2,709	293,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,709	100.2288	132.30	358,401	1994	2000	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 0 Heated Area: 2323 HX Base Yr 1988



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

22184 CREWS RD, HILLIARD

NASSAU COUNTY PROPERTY

PAGE 1 of 3 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		333,959
TOTAL MARKET OB/XF VALUE		8,283
TOTAL LAND VALUE - MARKET		92,400
TOTAL MARKET VALUE		434,642
SOH/AGL Deduction		241,945
ASSESSED VALUE		192,697
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,975
TOTAL JUST VALUE		434,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010248	GARAGE	57,843	08/05/2021
B17736	ADDITION	65,000	10/31/2006
MH002982	MH MOVE-ON	0	02/01/2000
E941025	CHNGE SRVC	4,750	10/01/2994
B941031	NEW CONSTR	68,200	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0704/0662	5/12/1994	WD	U	I	10	15,800
GRANTOR: MANGES HARRY & MARTHA						
GRANTEE: POPPELL RONALD & TO						
0517/0353	5/12/1987	AD	Q	V		15,780
GRANTOR: MANGES HARRY & M						
GRANTEE: POPPELL RONALD & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W27 FSP=[YR=2008] N11 W7 PTO=[YR=2008] N3 W14 S3 W20 S11 FGR=[YR=2008] W2 S20 BAS=[YR=2008] S20 E3 S2 E18 N2 E4 FOP=[YR=1994] E15 N7 W3 S2 W12 S5$ N5 W1 N15 W24$ E24 N20 W22$ E22 N11 E12$ W12 S11 E19$ W19 S35 E13 N2 E3 S7 E2 S2 E16 N5 E12 N12 E4 N13 W4 N12$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	0811	CONCRETE B	0	100	0	0	624.00	SF	5.20	5.20	100	2007	2007	3	87	2,823	
3	1242	WD DECK A	0	100	0	0	800.00	SF	5.00	5.00	100	2016	2016	3	70	2,800	

LAND DESCRIPTION

TOTAL OB/XF 8,283

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	3.08	AC		1.00	1.00	1.00	30,000.00	30,000.00	92,400							

REVIEW DATE 05/12/2022 BY TW Total Acres: 3.08 Total Land Value: 92,400 Market: 0 Agricultural: 0 Common: 92,400 PRINTED 07/30/2025 BY SYS

PT NW1/4 OF NW1/4
IN OR 704/662

POPPELL RONALD GRAIG & TONYA D
22184 CREWS ROAD
HILLIARD, FL 32046

2025

15-2N-23-0000-0006-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

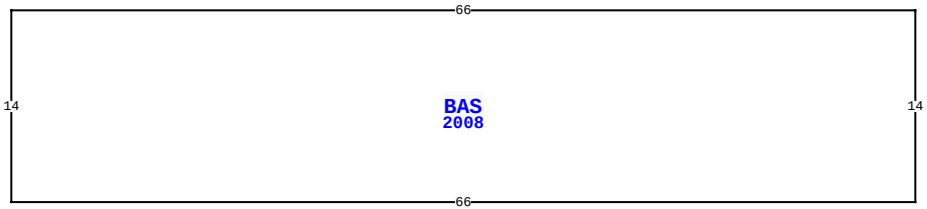
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
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	924	100	2008	924	21,467
TOTALS	924			924	21,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	96.8000	77.44	71,555	1982	1982	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr 1988



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		333,959
TOTAL MARKET OB/XF VALUE		8,283
TOTAL LAND VALUE - MARKET		92,400
TOTAL MARKET VALUE		434,642
SOH/AGL Deduction		241,945
ASSESSED VALUE		192,697
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,975
TOTAL JUST VALUE		434,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0704/0662	5/12/1994	WD	U	I	10	15,800
GRANTOR: MANGES HARRY & MARTHA						
GRANTEE: POPPELL RONALD & TO						
0517/0353	5/12/1987	AD	Q	V		15,780
GRANTOR: MANGES HARRY & M						
GRANTEE: POPPELL RONALD & T						

22184 CREWS RD, HILLIARD

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2008] W66 S14 E66 N14$.

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

REVIEW DATE 05/12/2022 BY TW Total Acres: 3.08 Total Land Value: 92,400 Market: 0 Agricultural: 0 Common: 92,400 PRINTED 07/30/2025 BY SYS

PT NW1/4 OF NW1/4
IN OR 704/662

POPPELL RONALD GRAIG & TONYA D
22184 CREWS ROAD
HILLIARD, FL 32046

2025

15-2N-23-0000-0006-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
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	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

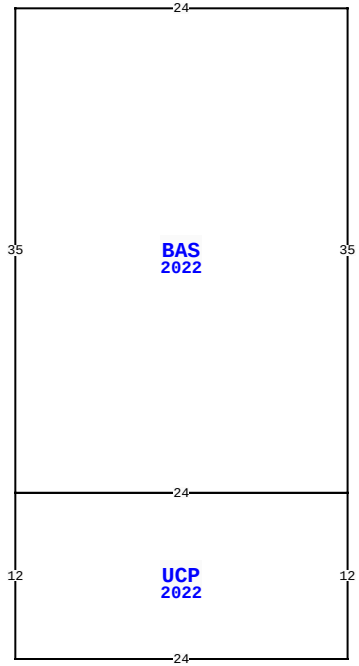
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2022	840	17,403
UCP	288	20	2022	58	1,201
TOTALS	1,128			898	18,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	898	57.1320	21.14	18,984	2022	2022	0	0	0	2.00	98.00

3 GARAGE RES – 100% - 0 Heated Area: 840 HX Base Yr 1988



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

22184 CREWS RD, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		333,959
TOTAL MARKET OB/XF VALUE		8,283
TOTAL LAND VALUE - MARKET		92,400
TOTAL MARKET VALUE		434,642
SOH/AGL Deduction		241,945
ASSESSED VALUE		192,697
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,975
TOTAL JUST VALUE		434,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0704/0662	5/12/1994	WD	U	I	10	15,800
GRANTOR: MANGES HARRY & MARTHA						
GRANTEE: POPPELL RONALD & TO						
0517/0353	5/12/1987	AD	Q	V		15,780
GRANTOR: MANGES HARRY & M						
GRANTEE: POPPELL RONALD & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 S35 UCP=[YR=2022] S12 E24 N12 W24$ E24 N35$.

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 05/12/2022 BY TW Total Acres: 3.08 Total Land Value: 92,400 Market: 0 Agricultural: 0 Common: 92,400 PRINTED 07/30/2025 BY SYS