SW1/4 OF NW1/4
IN OR 2128/1635
2003 REGE DW

NAYLOR GREGORY R & ELIZABETH D/
21964 CREWS RD
HILLIARD, FL 32046

2025

15-2N-23-0000-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	08	SHT VINYL 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
Quality	03	Quality Level 03

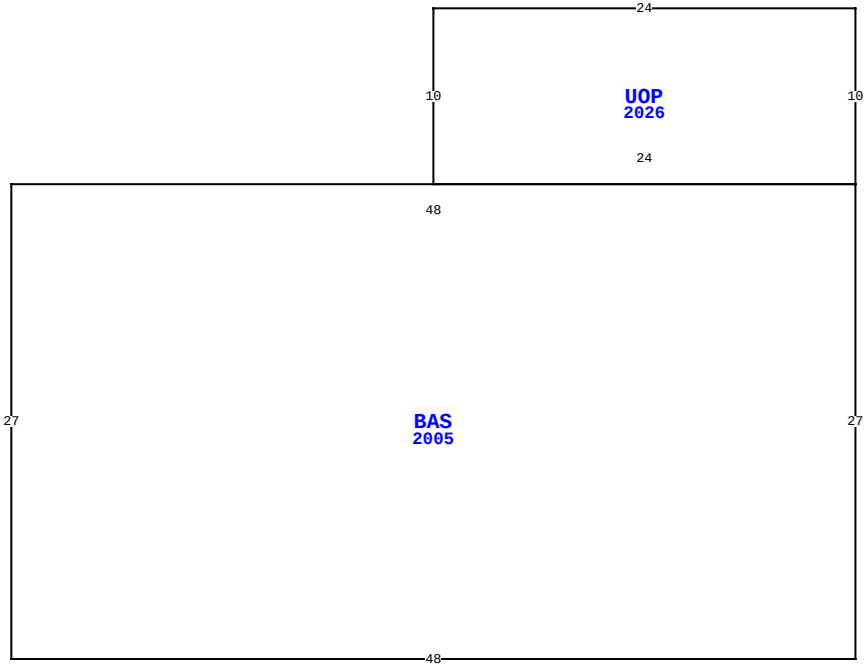
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2005	1,296	77,200
UOP	240	25	2026	60	3,574
TOTALS	1,536			1,356	80,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,356	116.8000	99.28	134,624	2003	2008	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2021 Heated Area: 1296 HX Base Yr 2021



21964 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		80,774
TOTAL MARKET OB/XF VALUE		47,352
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		198,126
SOH/AGL Deduction		38,567
ASSESSED VALUE		159,559
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		108,837
TOTAL JUST VALUE		198,126
NCON VALUE		50,926
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P048426	MH MOVE-ON	0	01/07/2004
8083	MH MOVE-ON	2,000	03/12/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2128/1635	6/21/2017	SW	U	I	12	55,500
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: NAYLOR GREGORY R &						
2109/0715	2/23/2017	SW	U	I	12	100
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W48 S27 E48 N27 $
UOP=[YR=2026;ORIG=-24,-10] E24 S10 W24 N10 $
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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	0866	POOL FIBER	0	100	36	18	648.00	SF	72.00	72.00	100	2025	2022		93	43,390	
2	0845	KOOL DECK	0	100	0	0	552.00	SF	7.25	7.25	100	2025	2022		99	3,962	

LAND DESCRIPTION

TOTAL OB/XF 47,352

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		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 08/12/2021 BY TW Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS