TRACT 9 PT OF SEC 10 & 15
IN OR 2295/602
EDGINGTON SUB UNR

ADAMS DEREK T & COLLEEN K/
22335 CREWS RD
HILLIARD, FL 32046

2025

15-2N-23-1900-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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

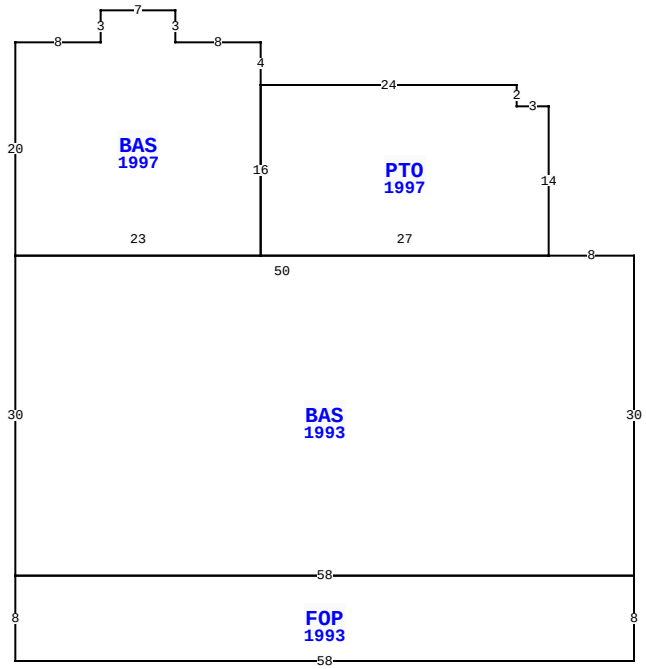
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	1993	1,740	211,341
BAS	481	100	1997	481	58,422
FOP	464	30	1993	139	16,883
PTO	426	5	1997	21	2,551
TOTALS	3,111			2,381	289,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,381	105.7616	139.61	332,411	1992	1998	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2020 Heated Area: 2221 HX Base Yr 2020



22335 CREWS RD, HILLIARD

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		323,295
TOTAL MARKET OB/XF VALUE		9,093
TOTAL LAND VALUE - MARKET		88,200
TOTAL MARKET VALUE		420,588
SOH/AGL Deduction		145,227
ASSESSED VALUE		275,361
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		224,639
TOTAL JUST VALUE		420,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011195	GARAGE	50,679	10/24/2019
19002879	REPAIR/RRF	13,975	03/25/2019
7462	NEW CONSTR	70,344	08/19/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2295/0602	8/01/2019	WD	Q	I	01	275,000
GRANTOR: TISON RANDY S & REBEC						
GRANTEE: ADAMS DEREK T & COL						
0481/0061	2/01/1986	WD	U	V		3,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 PTO=[YR=1997] N14 W3 N2 W24 BAS=[YR=1997] N4 W8 N3 W7 S3 W8 S20 E23 N16$ S16 E27$ W50 S30 FOP=[YR=1993] S8 E58 N8 W58$ E58 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
2	0350	CARPORT WD	0	100	24	30	720.00	SF	8.58	8.58	100	2008	2008	3	31	1,915	
3	0940	SHEDS/PORT	0	100	24	10	240.00	SF	30.00	30.00	100	2008	2008	3	31	2,232	
4	0350	CARPORT WD	0	100	40	12	480.00	SF	13.00	13.00	100	2010	2010	3	40	2,496	

LAND DESCRIPTION

TOTAL OB/XF 9,093

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	1.96	AC		1.00	1.00	1.00	45,000.00	45,000.00	88,200							

REVIEW DATE 11/20/2020 BY TW Total Acres: 1.96 Total Land Value: 88,200 Market: 0 Agricultural: 0 Common: 88,200 PRINTED 07/30/2025 BY SYS

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2025

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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	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

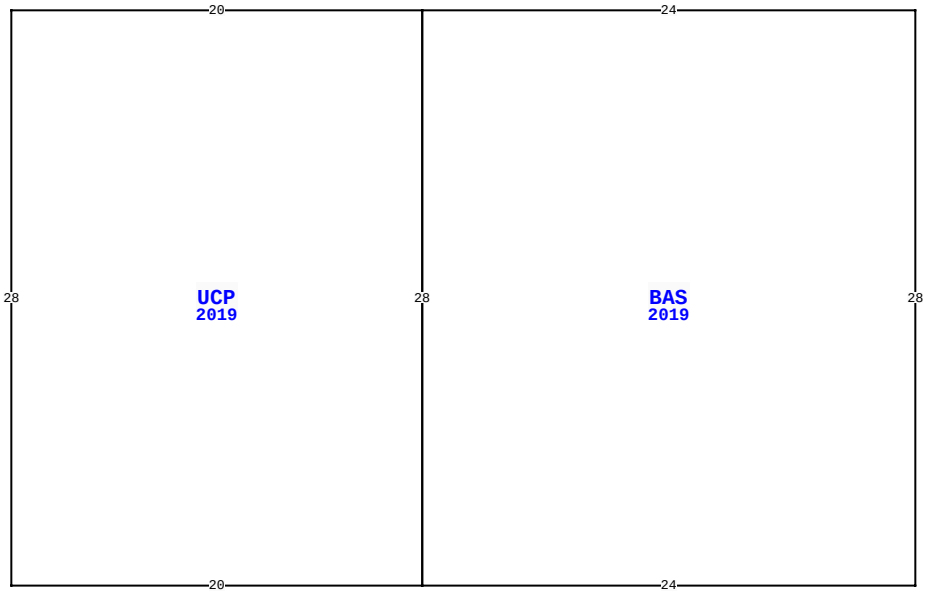
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	2019	672	11,323
UCP	560	20	2019	112	1,887
TOTALS	1,232			784	13,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	784	91.0800	33.70	26,421	1987	1987	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2020 Heated Area: 672 HX Base Yr 2020



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
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22335 CREWS RD, HILLIARD

VALUATION SUMMARY

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Tax Group: 6	Tax Dist:	
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BASE TAXABLE VALUE		224,639
TOTAL JUST VALUE		420,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2295/0602	8/01/2019	WD	Q	I	01	275,000
GRANTOR: TISON RANDY S & REBEC						
GRANTEE: ADAMS DEREK T & COL						
0481/0061	2/01/1986	WD	U	V		3,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 UCP=[YR=2019] W20 S28 E20 N28$ S28 E24 N28$.

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

REVIEW DATE 11/20/2020 BY TW Total Acres: 1.96 Total Land Value: 88,200 Market: 0 Agricultural: 0 Common: 88,200 PRINTED 07/30/2025 BY SYS

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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

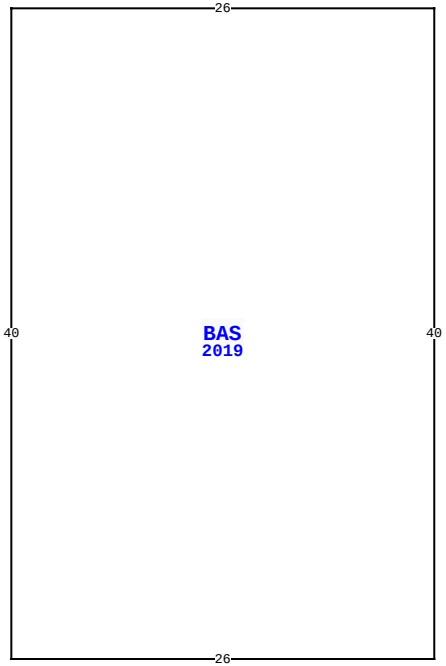
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2019	1,040	20,887
TOTALS	1,040			1,040	20,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,040	57.1320	21.14	21,986	2019	2019	0	0	0	5.00	95.00

3 GARAGE RES – 100% - 2020 Heated Area: 1040 HX Base Yr 2020



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GRANTEE: ADAMS DEREK T & COL						
0481/0061	2/01/1986	WD	U	V		3,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W26 S40 E26 N40$.

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

REVIEW DATE 11/20/2020 BY TW Total Acres: 1.96 Total Land Value: 88,200 Market: 0 Agricultural: 0 Common: 88,200 PRINTED 07/30/2025 BY SYS