

MAXWELL AUSTIN WARD &/NAYLOR CAITLYN ELIZABETH  
22249 CREWS ROAD  
HILLIARD, FL 32046

**15-2N-23-1900-0011-0000**

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 8011CLAY TILE 2003CENTRAL 10004AIR DUCTED 1003100210002WOOD FRAME 1001.1.100010006DIST 1D 10000NONE 100Quality03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA09NEIGHBORHOOD/LOC9001.00AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,05610019931,056103,676BAS312100202031230,632UOP440201993888,640TOTALS1,8081,456142,947EXTRA FEATURES22249 CREWS RD, HILLIARDL NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSSFUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAN OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CRES00005OR0.000.002.77AC1.001.001.0035,000.0035,000.0096,950REVIEW DATE11/20/2020BYTWTotal Acres: 2.77Total Land Value: 96,950Market: 0Agricultural: 0Common: 96,950PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEDMLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND0100011,456113.8320113.83165,736198319960013.7586.251 SINGLE FAM - 0% - 0Heated Area: 1368HX Base YrBAS2020BAS1993UOP1993BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/07/2025MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:BUILDING MARKET VALUE142,947TOTAL MARKET OB/XF VALUE2,766TOTAL LAND VALUE - MARKET96,950TOTAL MARKET VALUE242,663SOH/AGL Deduction17,689ASSESSED VALUE224,974TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE224,974TOTAL JUST VALUE242,663NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE222,557SALES DATAOFF RECORD NumberDATETYPEINSTQUANTITYVALUERSNCD SALE PRICE2391/03289/09/2020WDQI01169,000GRANTOR: WALKER CHRISTY M & JAGRANTEE: MAXWELL AUSTIN W &2238/146011/08/2018WDUI11100GRANTOR: HILL KEIKO LGRANTEE: HILL KEIKO L L/E ETBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2020] W26 S12 BAS=[YR=1993] W18 S24 UOP=[YR=1993] S10 E44 N10 W44\$ E44 N24 W26\$ E26 N12\$.LAND DESCRIPTIONTOTAL OB/XF2,766