LOT 4
CASHEN FARMS PBK 8/193

CRAWFORD DYLAN K & JAYDE K
46993 MIDDLE RD
HILLIARD, FL 32046

2025

15-3N-25-0251-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

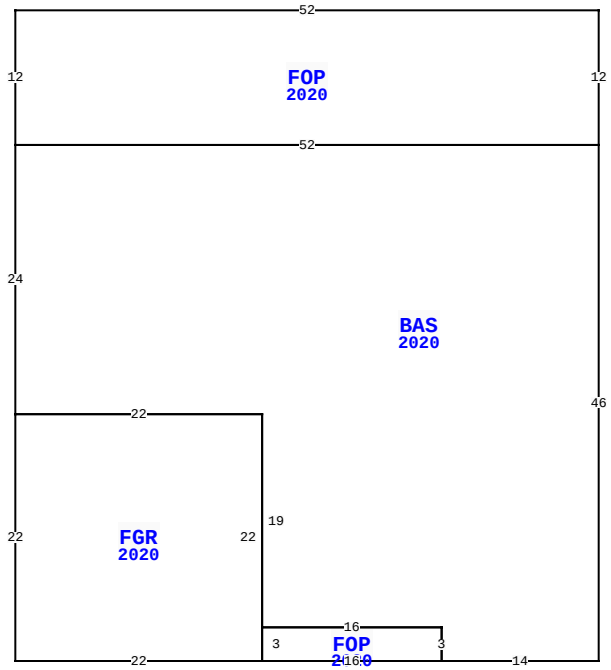
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2020	1,860	261,166
FGR	484	55	2020	266	37,349
FOP	48	30	2020	14	1,966
FOP	624	30	2020	187	26,257
TOTALS	3,016			2,327	326,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,327	107.9960	142.55	331,714	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2024 Heated Area: 1860 HX Base Yr 2024



46993 MIDDLE RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		326,738
TOTAL MARKET OB/XF VALUE		69,152
TOTAL LAND VALUE - MARKET		71,820
TOTAL MARKET VALUE		467,710
SOH/AGL Deduction		26,865
ASSESSED VALUE		440,845
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		390,123
TOTAL JUST VALUE		467,710
NCON VALUE		28,369
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001396	CO ISSUED	0	10/07/2020
20001396	NEW CONSTR	267,256	02/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2329/1318	12/31/2019	WD	Q	V	01	42,500
GRANTOR: HIGGINBOTHAM JONATHAN						
GRANTEE: CRAWFORD DYLAN K &						
2159/1710	11/27/2017	SW	Q	V	01	42,500
GRANTOR: RAYDIENT LLC						
GRANTEE: HIGGINBOTHAM JONATH						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W52 S12 BAS=[YR=2020] S24 FGR=[YR=2020] S22 E22 FOP=[YR=2020] E16 N3 W16 S3$ N22 W22$ E22 S19 E16 S3 E14 N46 W52$ E52 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	0810	CONCRETE A	0	100	0	0	1,500.00	SF	6.50	6.50	100	2020	2020	3	98	9,555	
2	0812	CONCRETE C	1	100	0	0	2,150.00	SF	4.00	4.00	100	2024	2020		98	8,428	
3	0680	POLE SHED	1	100	60	40	2,400.00	SF	10.00	10.00	100	2024	2022		95	22,800	
4	0866	POOL FIBER	0	100	0	0	250.00	SF	72.00	72.00	100	2025	2024		100	18,000	
5	0811	CONCRETE B	0	100	0	0	1,994.00	SF	5.20	5.20	100	2025	2024		100	10,369	

LAND DESCRIPTION

TOTAL OB/XF 69,152

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							
2	009605	C	WETLANDS	100		OR	0.00	0.00	1.82	AC		1.00	1.00	1.00	1,000.00	1,000.00	1,820							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.82 Total Land Value: 71,820 Market: 0 Agricultural: 0 Common: 71,820 PRINTED 07/30/2025 BY SYS