PT OF S1/2 OF LOT 1
PT OR 2521/60

CREWS VIRGINIA F &/TISON RANDY STEPHEN
2598 DRURY FERRY LN
HILLIARD, FL 32046

2025

16-2N-23-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

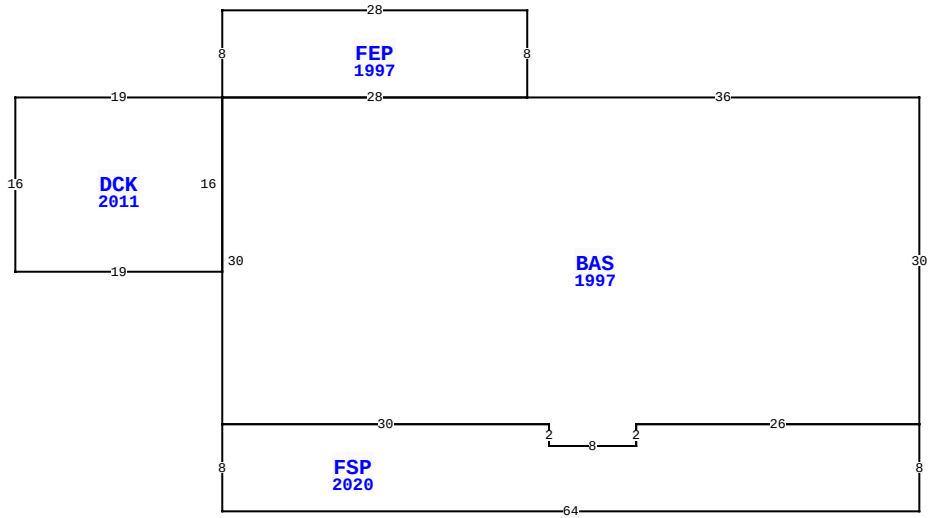
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
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	1,936	100	1997	1,936	219,683
DCK	304	10	2011	30	3,404
FEP	224	80	1997	179	20,312
FSP	496	40	2020	198	22,468
TOTALS	2,960			2,343	265,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,343	96.3144	127.14	297,889	1997	2002	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 1998 Heated Area: 1936 HX Base Yr 1998



2598 DRURY FERRY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	10/29/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		265,866
TOTAL MARKET OB/XF VALUE		12,239
TOTAL LAND VALUE - MARKET		259,000
TOTAL MARKET VALUE		356,617
SOH/AGL Deduction		185,608
ASSESSED VALUE		171,009
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		115,287
TOTAL JUST VALUE		537,105
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006365	REPAIR/RRF	0	07/22/2020
B97	NEW CONSTR	75,000	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2521/0060	12/13/2021	WD	U	I	11	100
GRANTOR: CREWS VIRGINIA F						
GRANTEE: CREWS VIRGINIA F &						
0572/1137	6/21/1989	WD	Q	V	01	100
GRANTOR: CREWS PHILLIP M						
GRANTEE: CREWS PHILLIP & V F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W36 FEP=[YR=1997] N8 W28 S8 E28 $
W28DCK=[YR=2011] W19S16E19N16$ S30 FSP=[YR=2020] S8 E64 N8
W26 S2 W8 N2 W30 $ E30 S2 E8 N2 E26 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	1997	1997	3	79	2,765	
2	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	2000	2000	3	27	1,166	
3	0510	GARAGE WD-	0	100	24	16	384.00	SF	24.85	24.85	100	1995	1995	3	20	1,908	
4	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
5	0749	M/H STORG	0	100	48	24	1.00	UT	2,000.00	2,000.00	100	1978	1978	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 12,239

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	009530	C	POND	100			0.00	0.00	1.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	3,750							
3	005401	A	TIMBER 1 P	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	750.00	750.00	3,750							
4	005901	A	HARDWOOD SI	0			0.00	0.00	4.50	AC		1.00	1.00	1.00	225.00	225.00	1,012							
5	009910	M	MARKET VALUE	0			0.00	0.00	9.50	AC		1.00	1.00	1.00	19,500.00	19,500.00	185,250							

REVIEW DATE 11/20/2020 BY TW Total Acres: 13.00 Total Land Value: 78,512 Market: 185,250 Agricultural: 4,762 Common: 73,750 PRINTED 07/30/2025 BY SYS