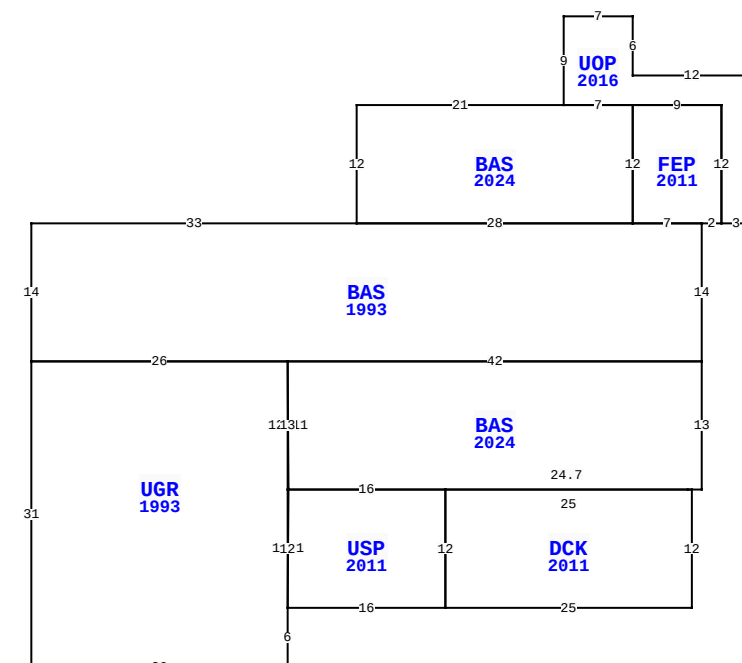


DOLAN CONNOR M
48626 CRAWFORD LANE
HILLIARD, FL 32046

20-4N-25-0000-0009-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		12	CEDAR 70		0110	01	2,398	104.9580	77.67	186,253	1981	1981	0	0	0	21.50	78.50	VALUATION BY		STANDARD														
Exterior Wall		15	CONC BLOCK 30		1 MH/SFR - 100% - 2019										Heated Area: 1834										HX Base Yr 2019									
Roof Structur		03	GABLE/HIP 100												BUILDING MARKET VALUE										146,209									
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE										9,609									
Interior Wall		05	DRYWALL 75												TOTAL LAND VALUE - MARKET										81,900									
Interior Wall		04	PLYWOOD 25												TOTAL MARKET VALUE										237,718									
Interior Floo		14	CARPET 75												SOH/AGL Deduction										109,015									
Interior Floo		08	SHT VINYL 25												ASSESSED VALUE										128,703									
Air Condition		03	CENTRAL 100												TOTAL EXEMPTION VALUE										HX HB		50,722							
Heating Type		04	AIR DUCTED 100												BASE TAXABLE VALUE										77,981									
Bedrooms		04	3 100												TOTAL JUST VALUE										237,718									
Bathrooms			2 100												NCON VALUE										0									
Frame		02	WOOD FRAME 100		INCOME VALUE																													
Stories		1.	1. 100		PREVIOUS YEAR MKT VALUE										221,100																			
Units			1 100																															
BUD8 Adjustme		04	DIST 01 100																															
Quality		03	Quality Level 03																															
DOR CODE		0200		MOBILE HOME																														
MAP NUM				MKT AREA		05																												
NEIGHBORHOOD/LOC		5001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	952	100	1993	952	58,044																													
BAS	336	100	2024	336	20,486																													
BAS	546	100	2024	546	33,290																													
DCK	300	10	2011	30	1,829																													
FEP	108	80	2011	86	5,244																													
UGR	807	45	1993	363	22,132																													
UOP	135	20	2016	27	1,646																													
USP	192	30	2011	58	3,536																													
TOTALS		3,376			2,398	146,209	48626 CRAWFORD LN, HILLIARD										BLD DATE				LGL DATE		05/13/2025		MLU									
EXTRA FEATURES												XF DATE				LAND DATE																		
												INC DATE				AG DATE																		
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																		
1	0940	SHEDS/PORT	0 100	8	6	48.00	SF	12.00	12.00	100	1985	1985	3	20	115																			
2	0350	CARPORT WD	0 100	23	12	276.00	SF	13.00	13.00	100	1970	1970	3	20	718																			
3	0940	SHEDS/PORT	0 100	13	11	143.00	SF	18.00	18.00	100	1985	1985	3	20	515																			
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	56	1,120																			
5	0811	CONCRETE B	0 100	18	32	576.00	SF	5.20	5.20	100	1996	1996	3	70	2,097																			
6	0681	POLE SHED	0 100	24	12	288.00	SF	15.00	15.00	100	2000	2000	3	27	1,166																			
7	0681	POLE SHED	0 100	12	12	144.00	SF	15.00	15.00	100	2000	2000	3	27	583																			
8	0681	POLE SHED	0 100	39	12	468.00	SF	15.00	15.00	100	2000	2000	3	27	1,895																			
9	0681	POLE SHED	0 100	13	12	156.00	SF	15.00	15.00	100	2000	2000	3	27	632																			
10	0751	UOP	0 100	10	12	120.00	SF	10.00	10.00	100	2012	2012	3	64	768																			
LAND DESCRIPTION										TOTAL OB/XF										9,609														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	6.00	AC		1.00	1.00	0.70	19,500.00	13,650.00	81,900																	