IN OR 2577/910

OLIVENCIA-CHRISTENSEN MARIAN/PORTMANN JOSEPH ANDRE
48562 CRAWFORD LANE
HILLIARD, FL 32046

2025

20-4N-25-0000-0009-0030

BUILDING CHARACTERISTICS

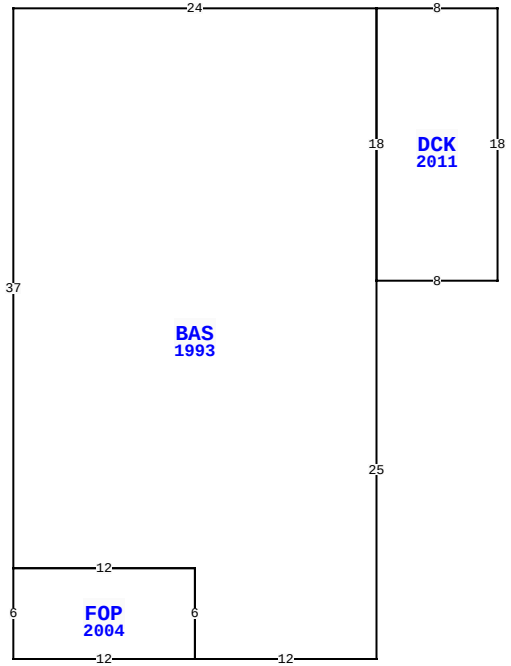
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	30	. 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
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	960	100	1993	960	127,745
DCK	144	10	2011	14	1,863
FOP	72	30	2004	22	2,927
TOTALS	1,176			996	132,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	996	170.5968	170.60	169,918	1955	1980	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 2023 Heated Area: 960 HX Base Yr 2023



48562 CRAWFORD LN, HILLIARD

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

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	0940	SHEDS/PORT	0	100	14	12	168.00	SF	30.00	30.00	100	1992	1992	3	20	1,008	
2	0200	BARN WD 0-	0	100	40	24	960.00	SF	17.00	17.00	100	2005	2005	3	36	5,875	
3	0681	POLE SHED	0	100	40	10	400.00	SF	15.00	15.00	100	2005	2005	3	36	2,160	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		132,536
TOTAL MARKET OB/XF VALUE		9,043
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		225,579
SOH/AGL Deduction		10,876
ASSESSED VALUE		214,703
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		163,981
TOTAL JUST VALUE		225,579
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E995605	CHNGE SRVC	0	01/02/1999
7118	REPAIR/RRF	2,000	03/26/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2577/0910	7/08/2022	WD	Q	I	01	260,000
GRANTOR: FOCKLER JAMES L & CYN						
GRANTEE: OLIVENCIA-CHRISTENS						
1816/0539	9/27/2012	WD	Q	I	01	124,900
GRANTOR: RUBLE GARY L & DEBORA						
GRANTEE: FOCKLER JAMES L & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S37 FOP=[YR=2004] S6 E12 N6 W12 $ E12 S6 E12 N25 DCK=[YR=2011] E8 N18W8 S18 $N18$.

LAND DESCRIPTION

TOTAL OB/XF 9,043

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	4.00	AC		1.00	1.00	0.70	30,000.00	21,000.00	84,000							

REVIEW DATE 08/03/2020 BY KBA Total Acres: 4.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 07/30/2025 BY SYS