



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	PAGE 1 of 1 4													
Exterior Wall	12	CEDAR 100	0900	01	1,715	115.7100	152.74	261,949	2007	2007	0	0	0	8.50	91.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	3 SNGL FAM - 100% - 2018														Heated Area: 1456												
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2018												
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 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			02	Quality Level 02																									
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	1,456	100	2007	1,456	203,486																								
DCK	16	10	2007	2	279																								
FOP	420	30	2007	126	17,609																								
FOP	434	30	2007	130	18,168																								
PTO	24	5	2007	1	140																								
TOTALS			2,350		1,715	239,683																							
EXTRA FEATURES						48658 CRAWFORD LN, HILLIARD																							
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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000													
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000													
3	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2000	2000	3	20	128													
TOTAL OB/XF 12,128																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	6.00	AC		1.00	1.00	0.70	19,500.00	13,650.00	81,900												
REVIEW DATE 08/03/2020 BY KBA Total Acres: 6.00 Total Land Value: 81,900 Market: 0 Agricultural: 0 Common: 81,900 PRINTED 07/30/2025 BY SYS																													