



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		05	AVERAGE 100		0820	02	1,423	122.6000	98.08	139,568	1972	1980	0	0	0	70.00	30.00	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		1 M/H 93- - 0% - 2023										Heated Area: 1152										HX Base Yr									
Roof Cover		12	MODULAR MT 100												BUILDING MARKET VALUE										41,870									
Interior Wall		04	PLYWOOD 60												TOTAL MARKET OB/XF VALUE										8,659									
Interior Wall		05	DRYWALL 40												TOTAL LAND VALUE - MARKET										100,200									
Interior Floo		14	CARPET 90												TOTAL MARKET VALUE										150,729									
Interior Floo		08	SHT VINYL 10												SOH/AGL Deduction										34,388									
Air Condition		03	CENTRAL 100												ASSESSED VALUE										116,341									
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										0									
Bedrooms		2	100												BASE TAXABLE VALUE										116,341									
Bathrooms		2	100												TOTAL JUST VALUE										150,729									
Frame		02	WOOD FRAME 100												NCON VALUE										0									
Stories		1.	1. 100		INCOME VALUE																													
Units		0	100		PREVIOUS YEAR MKT VALUE										105,765																			
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	480	100	2002	480	14,123																													
BAS	672	100	2002	672	19,773																													
FOP	192	30	2002	58	1,707																													
FOP	448	30	2002	134	3,943																													
UCP	396	20	2008	79	2,324																													
TOTALS		2,188			1,423	41,870																												
EXTRA FEATURES					48303 CRAWFORD LN, HILLIARD										BLD DATE				LGL DATE		05/09/2025		MLU											
															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	0510	GARAGE WD-	0	0	12	24	288.00	SF	26.95	26.95	100	1993	1993	3	20	1,552																		
2	0681	POLE SHED	0	0	12	24	288.00	SF	15.00	15.00	100	1993	1993	3	20	864																		
3	0681	POLE SHED	0	0	10	24	240.00	SF	15.00	15.00	100	2003	2003	3	30	1,080																		
4	0681	POLE SHED	0	0	25	21	525.00	SF	15.00	15.00	100	2003	2003	3	30	2,363																		
5	0680	POLE SHED	0	0	30	20	600.00	SF	10.00	10.00	100	2003	2003	3	30	1,800																		
6	9000	CONTANR 20	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2003	2003	3	100	1,000																		
LAND DESCRIPTION										TOTAL OB/XF										8,659														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		0	0005	OR	0.00	0.00	3.34	AC	1.00	1.00	1.00	30,000.00	30,000.00	100,200																	