PT OF NW1/4 OF NE1/4
IN OR 994/196

CRANE JEFFREY A
18082 MOPAR DRIVE
HILLIARD, FL 32046

2025

22-4N-23-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

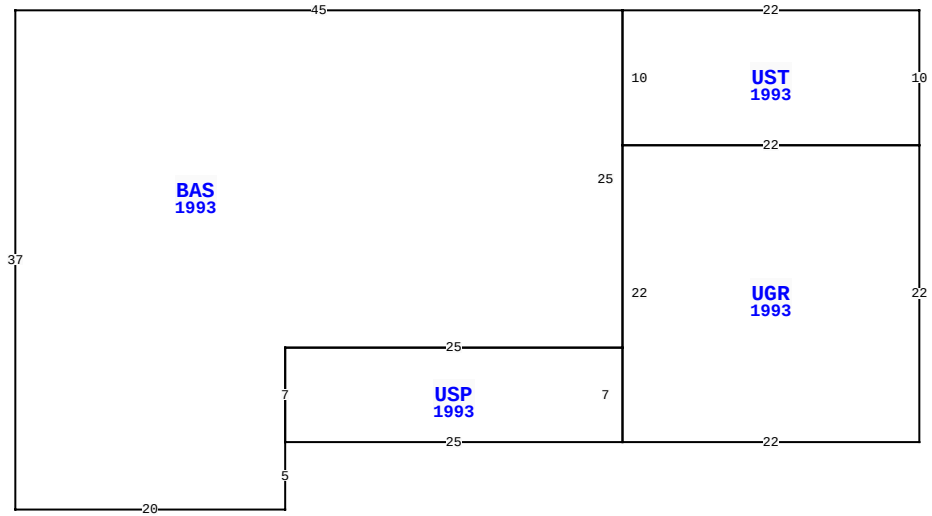
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,365	100	1993	1,365	99,253
UGR	484	45	1993	218	15,851
USP	175	30	1993	52	3,781
UST	220	45	1993	99	7,199
TOTALS	2,244			1,734	126,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,734	105.0000	105.00	182,070	1967	1967	0	0	0	30.75	69.25

1 SINGLE FAM – 100% - 0 Heated Area: 1365 HX Base Yr 2002



18082 MOPAR DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		126,083
TOTAL MARKET OB/XF VALUE		1,297
TOTAL LAND VALUE - MARKET		87,500
TOTAL MARKET VALUE		214,880
SOH/AGL Deduction		127,366
ASSESSED VALUE		87,514
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		36,792
TOTAL JUST VALUE		214,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0994/0196	6/26/2001	QC	Q	I	01	100
GRANTOR: CRANE JEFFREY A & JAN						
GRANTEE: CRANE JEFFREY A						
0486/0583	4/01/1986	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 S37 E20 N5 USP=[YR=1993] E25 UGR=[YR=1993] E22 N22 UST=[YR=1993] N10 W22 S10 E22$ W22 S22$ N7 W25 S7$ N7 E25 N25$.

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	0810	CONCRETE A	0	100	0	0	350.00	SF	6.50	6.50	100	1990	1990	3	57	1,297	

LAND DESCRIPTION

TOTAL OB/XF 1,297

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	0007	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 07/30/2025 BY SYS