PT OF E1/2 OF NE1/4 OF SE1/4
IN OR 2732/977

PUTMAN JAMES GREGORY THOMAS/WALSH KATE ROSE ET AL
20683 CROOKED RIVER PLACE
HILLIARD, FL 32046

2025

23-2N-23-0000-0010-0040

BUILDING CHARACTERISTICS

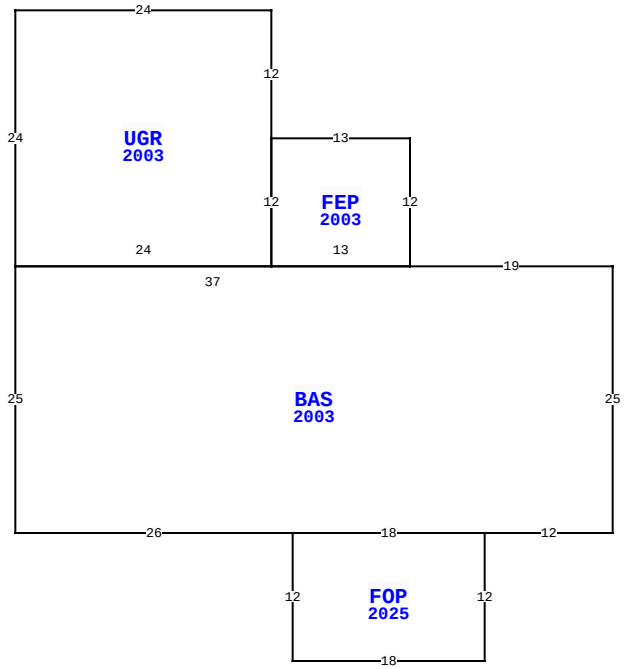
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	2003	1,400	77,522
FEP	156	85	2003	133	7,365
FOP	216	30	2025	65	3,599
UGR	576	45	2003	259	14,342
TOTALS	2,348			1,857	102,827

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,857	123.6000	98.88	183,620	1986	2006	0	0	0	44.00	56.00

1 M/H 93- – 100% - 2025 Heated Area: 1533 HX Base Yr 2025



20683 CROOKED RIVER PL, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		123,724
TOTAL MARKET OB/XF VALUE		3,790
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		197,514
SOH/AGL Deduction		0
ASSESSED VALUE		197,514
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		146,792
TOTAL JUST VALUE		197,514
NCON VALUE		75,494
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2732/977	7/31/2024	WD	Q	I	01	253,500
GRANTOR: LAFOLLETTE ROBERT SR						
GRANTEE: WALSH KATE ROSE						
1197/1972	12/29/2003	QC	Q	I	06	100
GRANTOR: MALLARD DORIS LOUISE						
GRANTEE: LAFOLLETTE ROBERT S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W19 W37 S25 E26 E18 E12 N25 $
UGR=[YR=2003;ORIG=-32,-12] N12 W24 S24 E24 N12 $
FOP=[YR=2025;ORIG=-30,25] E18 S12 W18 N12 $
FEP=[YR=2003;ORIG=-19,0] N12 W13 S12 E13 $
.

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
3	0351	CARPORT MT	0	100	40	22	880.00	SF	10.00	10.00	100	1975	1975	3	20	1,760	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	

LAND DESCRIPTION

TOTAL OB/XF 3,790

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	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 03/20/2025 BY WWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS

PT OF E1/2 OF NE1/4 OF SE1/4
IN OR 2732/977

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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	06	Quality Level 06

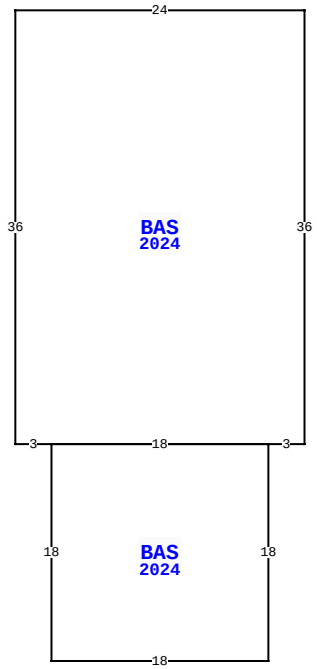
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	324	100	2024	324	5,699
BAS	864	100	2024	864	15,198
TOTALS	1,188			1,188	20,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,188	95.0820	35.18	41,794	1985	1990	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2025 Heated Area: 1188 HX Base Yr 2025



20683 CROOKED RIVER PL, HILLIARD

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NASSAU COUNTY PROPERTY

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1197/1972	12/29/2003	QC	Q	I	06	100
GRANTOR: MALLARD DORIS LOUISE						
GRANTEE: LAFOLLETTE ROBERT S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E24 S36 W3 W18 W3 N36 $
BAS=[YR=2024;ORIG=53,46] E18 S18 W18 N18 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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