PT OF NE1/4 OF NW1/4
OR 197/168 1985 OAKW SW/MH &
R106803 & R106804

GENTRY KENNETH LEE & M L
48617 CRAWFORD LANE
HILLIARD, FL 32046

2025

29-4N-25-0000-0003-0030

BUILDING CHARACTERISTICS

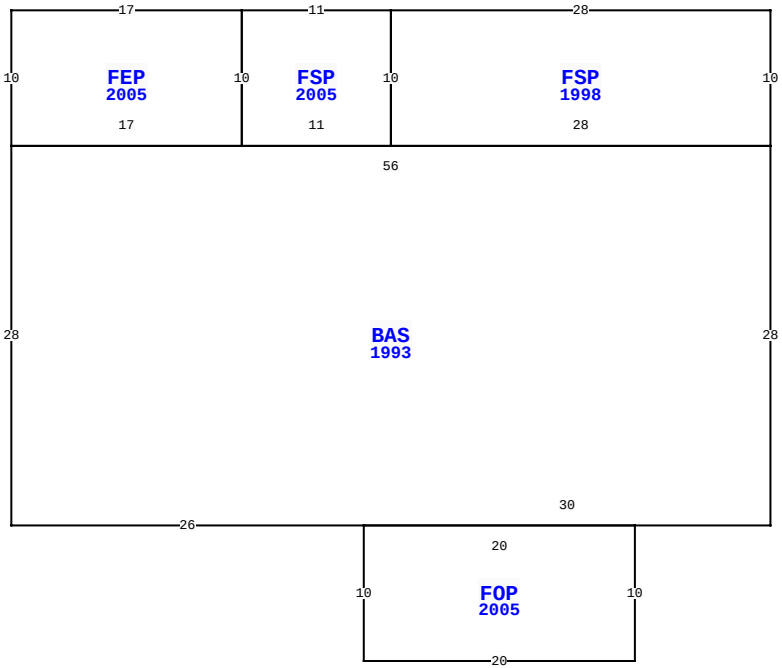
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,568	100	1993	1,568	36,955
FEP	170	85	2005	144	3,394
FOP	200	30	2005	60	1,414
FSP	280	60	1998	168	3,959
FSP	110	60	2005	66	1,556
TOTALS	2,328			2,006	47,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,006	98.2000	78.56	157,591	1980	1980	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1976 Heated Area: 1712 HX Base Yr 1976



48617 CRAWFORD LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		71,490
TOTAL MARKET OB/XF VALUE		4,124
TOTAL LAND VALUE - MARKET		132,100
TOTAL MARKET VALUE		207,714
SOH/AGL Deduction		93,552
ASSESSED VALUE		114,162
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,440
TOTAL JUST VALUE		207,714
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4650	MH MOVE-ON	0	08/01/2005
P09890	OTHER	0	08/01/2005
WL376	WELL	0	06/01/2005
B995746	ADDITION	19,646	01/02/1999
B99	ADDITION	0	01/01/1999
B985478	ADDITION	11,096	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0197/0168	1/01/1975	AA	Q	V		6,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1998] W28 FSP=[YR=2005] W11 FEP=[YR=2005] W17 S10 BAS=[YR=1993] S28 E26 FOP=[YR=2005] S10 E20 N10 W20$ E30 N28 W56$ E17 N10$ S10 E11 N10$ S10 E28 N10$.

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	1242	WD DECK A	0	100	8	5	40.00	SF	10.00	10.00	100	1998	1998	3	20	80	
2	1242	WD DECK A	0	100	10	24	240.00	SF	10.00	10.00	100	1998	1998	3	20	480	
3	0803	ASPHALT C	0	100	0	0	2,700.00	SF	2.00	2.00	100	2011	2011	3	66	3,564	

LAND DESCRIPTION

TOTAL OB/XF 4,124

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	6.60	AC		1.00	1.00	1.00	19,500.00	19,500.00	128,700							
2	009605	C	WETLANDS	100		OR	0.00	0.00	3.40	AC		1.00	1.00	1.00	1,000.00	1,000.00	3,400							

REVIEW DATE 08/04/2020 BY KBA Total Acres: 10.00 Total Land Value: 132,100 Market: 0 Agricultural: 0 Common: 132,100 PRINTED 07/30/2025 BY SYS

PT OF NE1/4 OF NW1/4
OR 197/168 1985 OAKW SW/MH &
R106803 & R106804

GENTRY KENNETH LEE & M L
48617 CRAWFORD LANE
HILLIARD, FL 32046

2025

29-4N-25-0000-0003-0030

BUILDING CHARACTERISTICS

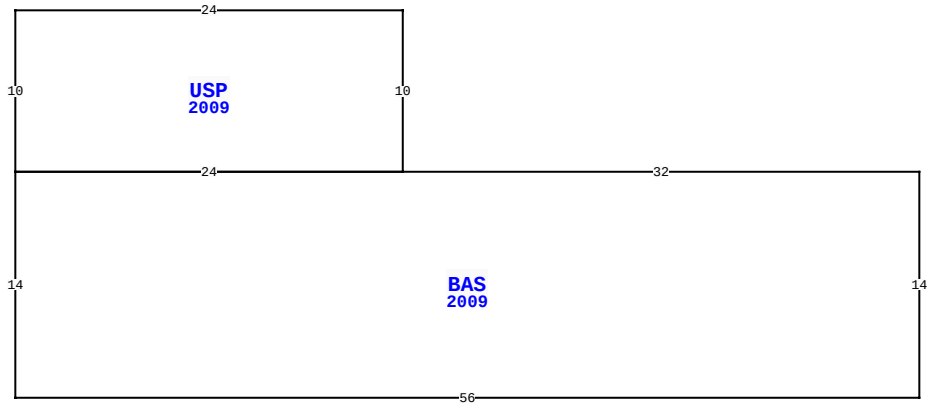
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	02	MIN PLYWD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	784	100	2009	784	20,999
USP	240	50	2009	120	3,214
TOTALS	1,024			904	24,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	904	111.6000	89.28	80,709	1985	1985	0	0	0	70.00	30.00

2 M/H 93- – 0% - 1976 Heated Area: 784 HX Base Yr 1976



48617 CRAWFORD LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

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TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,440
TOTAL JUST VALUE		207,714
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B973987	FOUNDATION	2,600	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0197/0168	1/01/1975	AA	Q	V		6,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W32 USP=[YR=2009] N10 W24 S10 E24$ W24 S14 E56 N14$.

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

REVIEW DATE 08/04/2020 BY KBA Total Acres: 10.00 Total Land Value: 132,100 Market: 0 Agricultural: 0 Common: 132,100 PRINTED 07/30/2025 BY SYS