PT NW1/4 OF SE1/4 OF
SEC 30-4N-25E IN OR 2121/555

CLAYTON VERA CREWS TRUST/CLAYTON THOMAS B TRUSTEE
48877 CRAWFORD LN
HILLIARD, FL 32046

2025

30-4N-25-0000-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

ELVIS WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	344,250
TOTAL MARKET VALUE	14,730
SOH/AGL Deduction	0
ASSESSED VALUE	14,730
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,730
TOTAL JUST VALUE	344,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	324,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2121/0555	5/08/2017	WD	U	V	11	100
GRANTOR: VANZANT FLOYD L & MAR						
GRANTEE: CLAYTON VERA CREWS						
2102/1067	2/17/2017	WD	P	V	98	80,000
GRANTOR: VANZANT FLOYD L & MAR						
GRANTEE: CLAYTON VERA CREWS						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	21.00	AC		1.00	1.00	1.00	525.00	525.00	11,025							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	19.50	AC		1.00	1.00	1.00	190.00	190.00	3,705							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	40.50	AC		1.00	1.00	1.00	8,500.00	8,500.00	344,250							

REVIEW DATE 05/13/2025 BY MLU Total Acres: 40.50 Total Land Value: 14,730 Market: 344,250 Agricultural: 14,730 Common: 0 PRINTED 07/30/2025 BY SYS