PT OF LOTS 7 & 8
IN OR 2052/1914
TRACT 7

CRAWFORD SHIRLEY ANN L/E/
2752 KURRY LANE
HILLIARD, FL 32046

2025

34-3N-23-2040-0007-0020

BUILDING CHARACTERISTICS

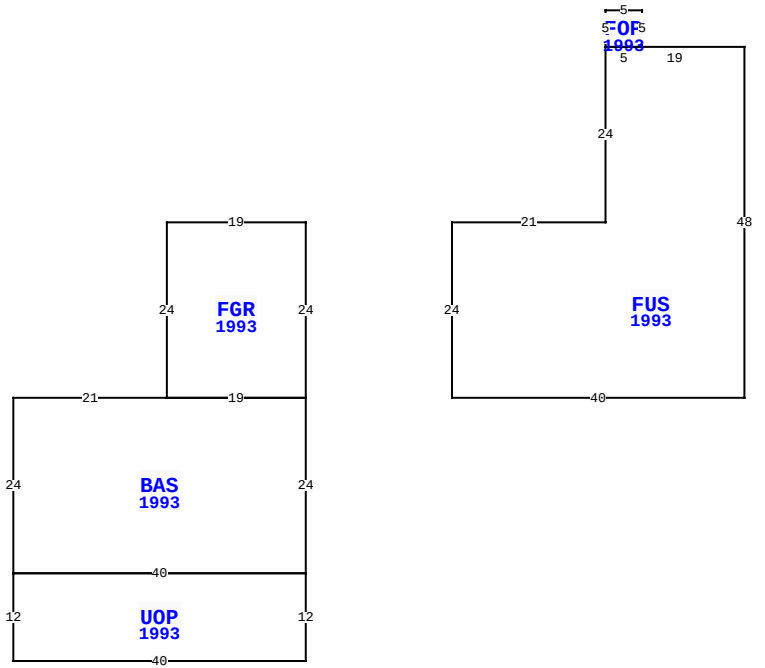
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	960	100	1993	960	87,772
FGR	456	55	1993	251	22,949
FOP	25	30	1993	8	732
FUS	1,416	100	1993	1,416	129,463
UOP	480	20	1993	96	8,777
TOTALS	3,337			2,731	249,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,731	111.8400	111.84	305,435	1974	1985	0	0	0	18.25	81.75

1 SINGLE FAM – 100% - 0 Heated Area: 2376 HX Base Yr



2752 KURRY LN, HILLIARD

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

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	0200	BARN WD 0-	0	100	25	25	625.00	SF	20.00	20.00	100	1975	1975	3	20	2,500	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	70	1,400	
3	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	4,900	
4	0510	GARAGE WD-	0	100	36	24	864.00	SF	35.00	35.00	100	2017	2017	3	81	24,494	
5	0811	CONCRETE B	0	100	28	24	672.00	SF	5.20	5.20	100	2010	2010	3	90	3,145	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		249,693
TOTAL MARKET OB/XF VALUE		36,439
TOTAL LAND VALUE - MARKET		183,690
TOTAL MARKET VALUE		469,822
SOH/AGL Deduction		278,741
ASSESSED VALUE		191,081
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		135,359
TOTAL JUST VALUE		469,822
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		454,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8443	GARAGE	16,600	10/16/1992
7497	MH MOVE-ON	19,000	10/05/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2052/1914	6/13/2016	WD	U	I	11	100
GRANTOR: CRAWFORD SHIRLEY ANN						
GRANTEE: CRAWFORD JIMMY WAYN						
0242/0602	7/01/1977	WD	U	I		43,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W19 S24 BAS=[YR=1993] W21 S24 UOP=[YR=1993] S12 E40 N12 W40$ E40 N24 W19$ E19 N24$ PTR= E20 FUS=[YR=1993] E21 N24 FOP=[YR=1993] N5 E5 S5 W5$ E19 S48 W40 N24$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 36,439

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	9.42	AC		1.00	1.00	1.00	19,500.00	19,500.00	183,690							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 9.42 Total Land Value: 183,690 Market: 0 Agricultural: 0 Common: 183,690 PRINTED 07/30/2025 BY SYS