PT GOVT LOT 7 OF SEC 4-1N-23E
IN OR 2573/1460
UTIL ESMT OR 2270/413

CRUMBLEY JUSTIN
17350 HOOT OWL HOLLOW
HILLIARD, FL 32046

2026

04-1N-23-0000-0003-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

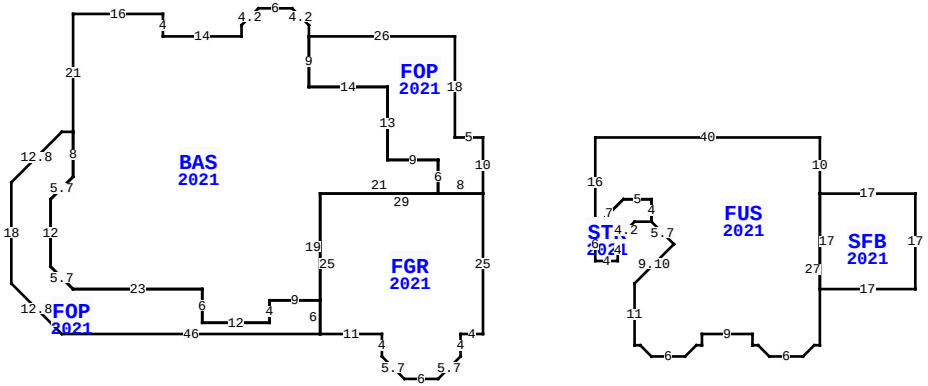
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
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	2,513	100	2021	2,513	520,953
FGR	821	55	2021	452	93,701
FOP	458	30	2021	137	28,401
FOP	513	30	2021	154	31,925
FUS	1,268	100	2021	1,268	262,860
SFB	289	80	2021	231	47,887
STR	60	10	2021	6	1,244
TOTALS	5,922			4,761	986,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,761	126.7846	210.46	1,002,000	2021	2021	0	0	0	1.50	98.50

2 SFR CUST 100% - 2024 Heated Area: 4012 HX Base Yr 2024



17350 HOOT OWL HOLW, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	10/25/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		1,027,309
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		216,920
TOTAL MARKET VALUE		1,135,043
SOH/AGL Deduction		0
ASSESSED VALUE		1,135,043
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,083,632
TOTAL JUST VALUE		1,294,229
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,395,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010753	SWIM POOL	50,000	07/14/2022
19004000	NEW CONSTR	554,651	04/22/2019
19003816	GARAGE	102,333	04/16/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/1460	6/08/2022	QC	U	I	11	100
GRANTOR: CRUMBLEY CASIE						
GRANTEE: CRUMBLEY JUSTIN						
2218/0294	8/15/2018	WD	Q	V	01	103,000
GRANTOR: SIMMONS KARL & WANDA						
GRANTEE: CRUMBLEY JUSTIN & C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W5 N18 W26 BAS=[YR=2021] N2 U3 L3 W6 D3 L3 S2 W14 N4 W16 S21 FOP=[YR=2021] W2 D9 L9 S18 D9 R9 E46 FGR=[YR=2021] E11 S4 D4 R4 E6 U4 R4 N4 E4 N25 W29 S25$ N6 W9 S4 W12 N6 W23 U4 L4 N12 U4 R4 N8$ S8 L4 D4 S12 D4 R4 E23 S6 E12 N4 E9 N19 E21 N6 W9 N13 W14 N9$ S9 E14 S13 E9 S6 E8 N10$ PTR=E20 FUS=[YR=2021] E40 S10 SFB=[YR=2021] E17 S17 W17 N17$ S27 W1 D2 L2 W6 U2 L2 W1 N2 W9 S2 W1 D2 L2 W6 U2 L2 W1 N11 U7 R7 U4 L4 STR=[YR=2021] W3 D3 L3 S4 W4 N6 U5 R5 E5 S4$ N4 W5 D5 L5 N16$ W20$.

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
4	0860	POOL/SPA	2	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	51,000							
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	9.76	AC		1.00	1.00	1.00	690.00	690.00	6,734							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.76	AC		1.00	1.00	1.00	17,000.00	17,000.00	165,920							

REVIEW DATE 01/01/2023 BY CD Total Acres: 12.76 Total Land Value: 57,734 Market: 165,920 Agricultural: 6,734 Common: 51,000 PRINTED 07/09/2026 BY SYS

PT GOVT LOT 7 OF SEC 4-1N-23E
IN OR 2573/1460
UTIL ESMT OR 2270/413

CRUMBLEY JUSTIN
17350 HOOT OWL HOLLOW
HILLIARD, FL 32046

2026

04-1N-23-0000-0003-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

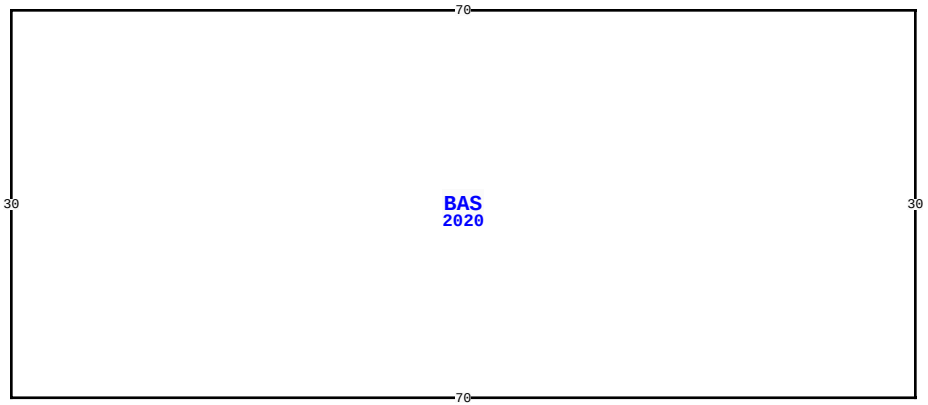
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100	2020	2,100	40,339
TOTALS	2,100			2,100	40,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,100	51.8420	20.22	42,462	2020	2020	0	0	0	5.00	95.00

3 GARAGE RES 100% - 2024 Heated Area: 2100 HX Base Yr 2024



17350 HOOT OWL HOLW, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	10/25/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		1,027,309
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		216,920
TOTAL MARKET VALUE		1,135,043
SOH/AGL Deduction		0
ASSESSED VALUE		1,135,043
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,083,632
TOTAL JUST VALUE		1,294,229
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,395,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2573/1460	6/08/2022	QC	U	I	11	100
GRANTOR: CRUMBLEY CASIE						
GRANTEE: CRUMBLEY JUSTIN						
2218/0294	8/15/2018	WD	Q	V	01	103,000
GRANTOR: SIMMONS KARL & WANDA						
GRANTEE: CRUMBLEY JUSTIN & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W70 S30 E70 N30$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 12.76 Total Land Value: 57,734 Market: 165,920 Agricultural: 6,734 Common: 51,000 PRINTED 07/09/2026 BY SYS