PT SEC 04-1N-23E RECD IN
OR 2103/1379
R673144

CREWS JAMES R
2589 CRENSHAW LN
HILLIARD, FL 32046

2026

04-1N-23-0000-0005-0070

NASSAU COUNTY PROPERTY

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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 09

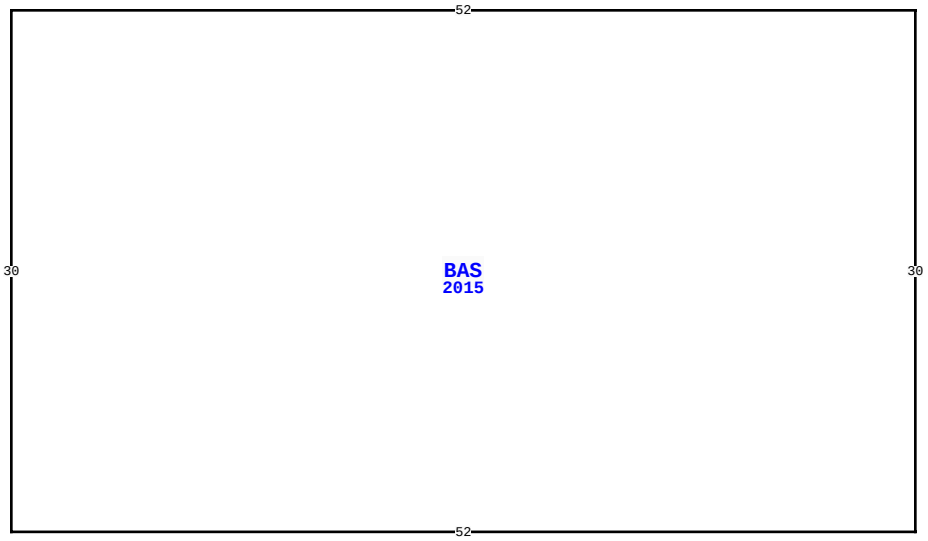
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2015	1,560	117,060
TOTALS	1,560			1,560	117,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	115.8000	104.22	162,583	2015	2015	0	0	0	28.00	72.00

1 M/H 94+ 0% - 0 Heated Area: 1560 HX Base Yr



2589 CRENSHAW LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	117,060
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	157,060
SOH/AGL Deduction	0
ASSESSED VALUE	157,060
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,060
TOTAL JUST VALUE	157,060
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1529141	NEW CONSTR	0	04/01/2015
MH155638	MH MOVE-ON	0	04/01/2015
M971693	MH MOVE-ON	0	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2103/1379	2/03/2017	WD	Q	I	01	97,000
GRANTOR: HODGES ROBERT N &						
GRANTEE: CREWS JAMES R						
1951/0327	4/01/2014	QC	U	I	11	100
GRANTOR: MALLARD BRENDA R &						
GRANTEE: HODGES ROBERT N ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W52 S30 E52 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
1	000100	C	RES	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS