PT OF GOVT LOTS 9 & 10
PT OR 1663/178
EX 5-19 5-21 5-22 & 5-23

MIXON JAMES C EST
2306 TOM CRAWFORD ROAD
HILLIARD, FL 32046

2026

04-1N-23-0000-0005-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

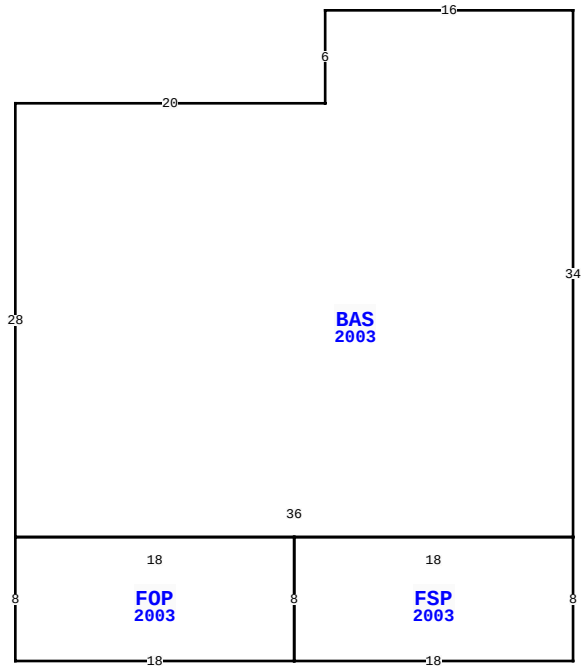
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,104	100	2003	1,104	142,418
FOP	144	30	2003	43	5,547
FSP	144	40	2003	58	7,482
TOTALS	1,392			1,205	155,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,205	103.9860	144.54	174,171	2003	2003	0	0	0	10.75	89.25

1 SNGL FAM 0% - 2025 Heated Area: 1104 HX Base Yr



2306 TOM CRAWFORD RD, 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	155,448
TOTAL MARKET OB/XF VALUE	4,452
TOTAL LAND VALUE - MARKET	62,000
TOTAL MARKET VALUE	221,900
SOH/AGL Deduction	0
ASSESSED VALUE	221,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	221,900
TOTAL JUST VALUE	221,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1663/0178	2/17/2010	WD	U	I	30	100
GRANTOR: MIXON CLARK W & JEWEL						
GRANTEE: MIXON JAMES C						
1662/1035	2/12/2010	WD	U	I	30	100
GRANTOR: MIXON JAMES C						
GRANTEE: MIXON CLARK W & JEW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W16 S6 W20 S28 FOP=[YR=2003] S8 E18
FSP=[YR=2003] E18 N8 W18 S8$ N8 W18$ E36 N34$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	85	1,700	
3	0680	POLE SHED	0	0	20	16	320.00	SF	10.00	10.00	100	2005	2005	3	32	1,024	
4	0752	USP	0	0	20	16	320.00	SF	15.00	15.00	100	2006	2006	3	36	1,728	

LAND DESCRIPTION

TOTAL OB/XF 4,452

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	0005	OR	0.00	0.00	1.55	AC		1.00	1.00	1.00	40,000.00	40,000.00	62,000							

REVIEW DATE 05/20/2024 BY WWA Total Acres: 1.55 Total Land Value: 62,000 Market: 0 Agricultural: 0 Common: 62,000 PRINTED 07/09/2026 BY SYS