PT OF LOT 18
IN OR 2737/723
CORNWALL SURVEY PB O/31

CRAWFORD JOHN & TINA
PO BOX 41
HILLIARD, FL 32046

2026

11-3N-23-2020-0018-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

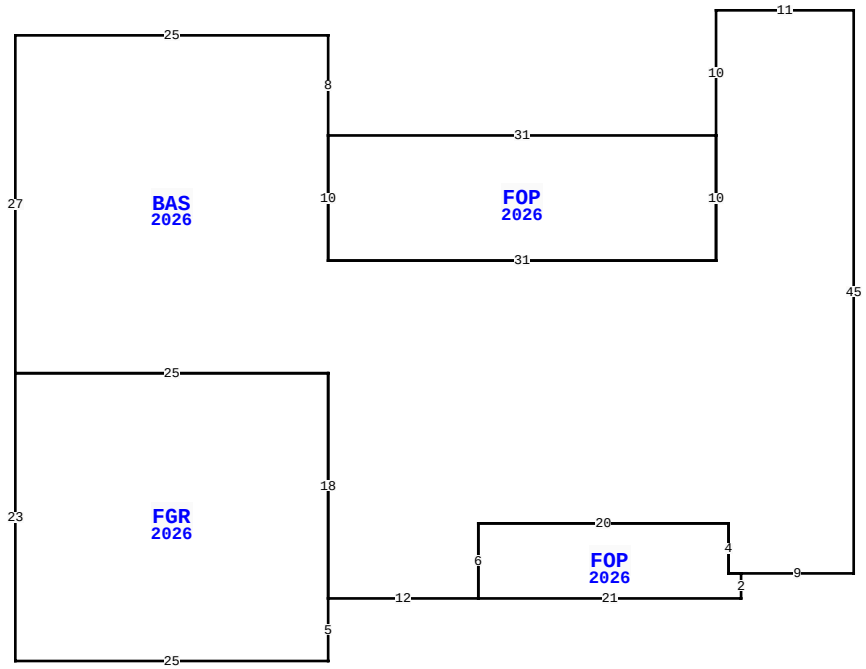
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,889	100	2026	1,889	304,223
FGR	575	55	2026	316	50,892
FOP	122	30	2026	37	5,959
FOP	310	30	2026	93	14,978
TOTALS	2,896			2,335	376,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,335	97.0200	161.05	376,052	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 1889 HX Base Yr 2026



27084 POTTS WAY, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		392,757
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		72,760
TOTAL MARKET VALUE		465,517
SOH/AGL Deduction		222,497
ASSESSED VALUE		243,020
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		191,609
TOTAL JUST VALUE		465,517
NCON VALUE		392,757
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250008189			07/24/2025
B250003489	PRIVATE PROVIDER	83,412	04/04/2025
B250000853	PRIVATE PROVIDER	367,384	01/27/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2737/723	9/06/2024	WD	Q	V	01	125,000
GRANTOR: SIMS JESSE A						
GRANTEE: CRAWFORD JOHN & TIN						
1432/1156	7/27/2006	WD	Q	V		28,000
GRANTOR: JDC LANDCORP LLC						
GRANTEE: SIMS JESSE A & CLAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=137,-10] W11 S10 S10 W31 N10 N8 W25 S27 E25 S18 E12 N6 E20 S4 E1 E9 N45 $
FOP=[YR=2026;ORIG=95,0] E31 S10 W31 N10 $
FOP=[YR=2026;ORIG=107,31] E20 S4 E1 S2 W21 N6 $
FGR=[YR=2026;ORIG=70,19] E25 S18 S5 W25 N23 $
.

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	100		OR	0.00	0.00	2.14	AC		1.00	1.00	1.00	34,000.00	34,000.00	72,760							

REVIEW DATE 06/11/2025 BY WW Total Acres: 2.14 Total Land Value: 72,760 Market: 0 Agricultural: 0 Common: 72,760 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

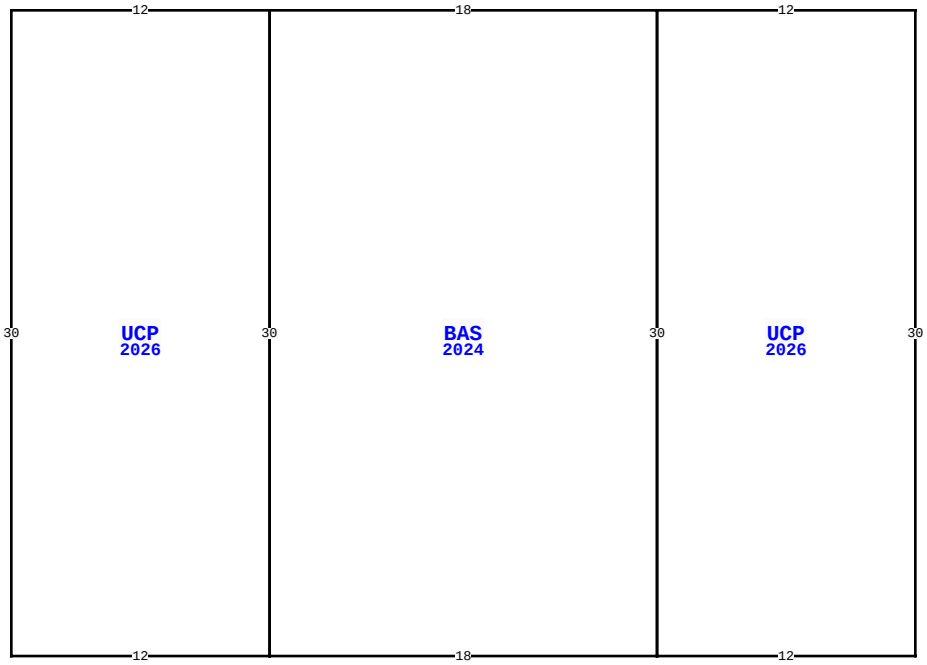
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100	2024	540	13,189
UCP	360	20	2026	72	1,758
UCP	360	20	2026	72	1,758
TOTALS	1,260			684	16,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	684	63.2500	24.67	16,874	2025	2025	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2026 Heated Area: 540 HX Base Yr 2026



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GRANTEE: CRAWFORD JOHN & TIN						
1432/1156	7/27/2006	WD	Q	V		28,000
GRANTOR: JDC LANDCORP LLC						
GRANTEE: SIMS JESSE A & CLAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,10] E18 S30 W18 N30 $
UCP=[YR=2026;ORIG=30,10] W12 S30 E12 N30 $
UCP=[YR=2026;ORIG=48,10] E12 S30 W12 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

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