TRACTS 11 & 12
IN OR 2391/328
EDGINGTON SUB UNR

MAXWELL AUSTIN WARD &/NAYLOR CAITLYN ELIZABETH
22249 CREWS ROAD
HILLIARD, FL 32046

2026

15-2N-23-1900-0011-0000

NASSAU COUNTY PROPERTY

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 80
Interior Floo	11	CLAY TILE 20
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

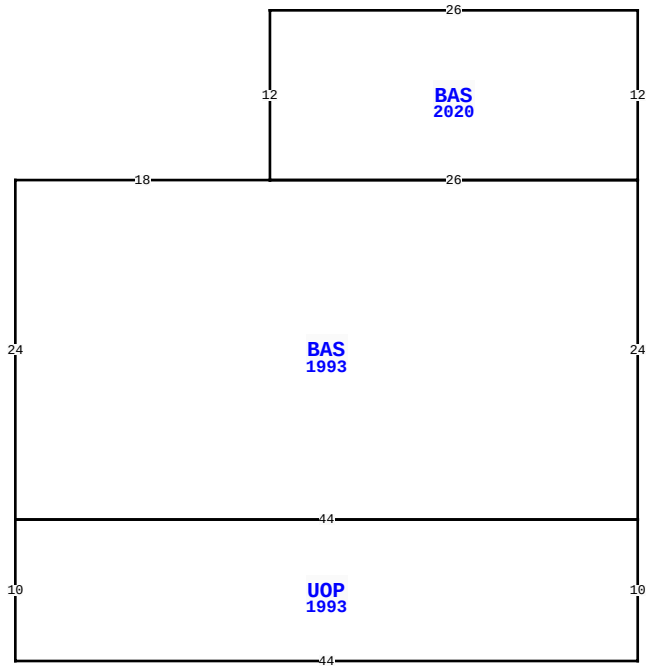
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1993	1,056	108,228
BAS	312	100	2020	312	31,976
UOP	440	20	1993	88	9,019
TOTALS	1,808			1,456	149,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,456	113.8320	119.52	174,021	1983	1996	0	0	0	14.25	85.75

1 SINGLE FAM 0% - 0 Heated Area: 1368 HX Base Yr



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

22249 CREWS RD, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	159,540
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	94,180
TOTAL MARKET VALUE	253,720
SOH/AGL Deduction	0
ASSESSED VALUE	253,720
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,720
TOTAL JUST VALUE	253,720
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011106	REPAIR/RRF	8,990	11/13/2020
3532	H/AC	0	09/13/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2391/0328	9/09/2020	WD	Q	I	01	169,000
GRANTOR: WALKER CHRISTY M & JA						
GRANTEE: MAXWELL AUSTIN W &						
2238/1460	11/08/2018	WD	U	I	11	100
GRANTOR: HILL KEIKO L						
GRANTEE: HILL KEIKO L L/E ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W26 S12 BAS=[YR=1993] W18 S24 UOP=[YR=1993] S10 E44 N10 W44$ E44 N24 W26$ E26 N12$.

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	0005	OR	0.00	0.00	2.77	AC		1.00	1.00	1.00	34,000.00	34,000.00	94,180							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.77 Total Land Value: 94,180 Market: 0 Agricultural: 0 Common: 94,180 PRINTED 07/09/2026 BY SYS

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Roof Structur	03	GABLE/HIP 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	02	WOOD FRAME 100
Quality	05	Quality Level 05

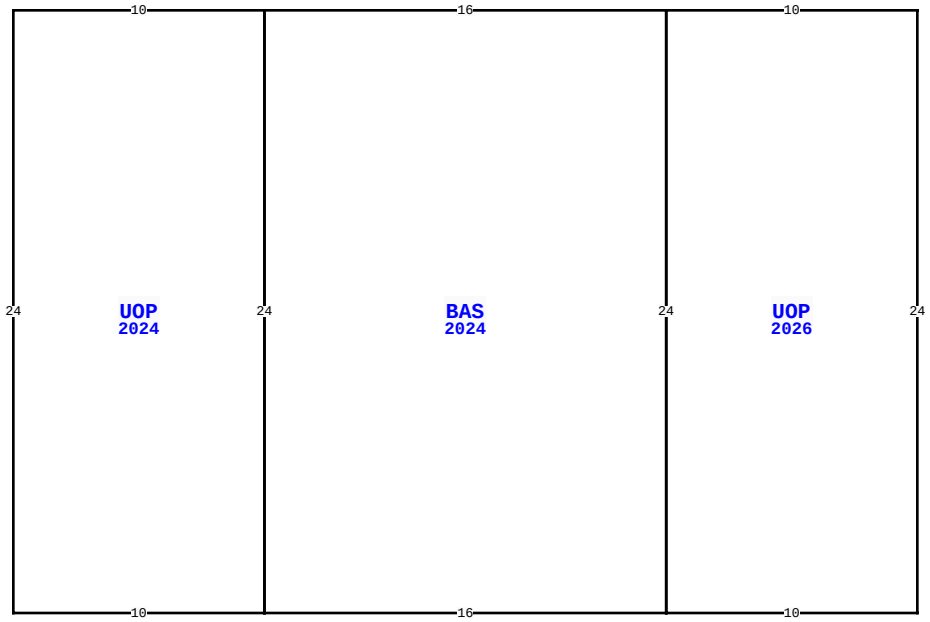
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100	2024	384	8,254
UOP	240	20	2024	48	1,032
UOP	240	20	2026	48	1,032
TOTALS	864			480	10,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	480	55.6600	21.71	10,421	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES 0% - 2026 Heated Area: 384 HX Base Yr



22249 CREWS RD, HILLIARD

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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: WALKER CHRISTY M & JA						
GRANTEE: MAXWELL AUSTIN W &						
2238/1460	11/08/2018	WD	U	I	11	100
GRANTOR: HILL KEIKO L						
GRANTEE: HILL KEIKO L L/E ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E16 S24 W16 N24 $
UOP=[YR=2024;ORIG=40,10] E10 S24 W10 N24 $
UOP=[YR=2026;ORIG=66,10] E10 S24 W10 N24 $
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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: 2.77 Total Land Value: 94,180 Market: 0 Agricultural: 0 Common: 94,180 PRINTED 07/09/2026 BY SYS