

W396 FT OF SE1/4 OF SW1/4
IN OR 2195/1367
R107169 (EX 9-6)

DOLAN CONNOR M
48626 CRAWFORD LANE
HILLIARD, FL 32046

2026

20-4N-25-0000-0009-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 75
Interior Wall	04	PLYWOOD 25
Interior Floo	14	CARPET 75
Interior Floo	08	SHT VINYL 25
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		1 100
BUD8 Adjustme	04	DIST 01 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM		MKT AREA	05
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NEIGHBORHOOD/LOC	5001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100	1993	952	60,793
BAS	336	100	2024	336	21,456
BAS	546	100	2024	546	34,867
DCK	300	10	2011	30	1,916
FEP	108	80	2011	86	5,492
UGR	807	45	1993	363	23,181
UOP	135	20	2016	27	1,724
USP	192	30	2011	58	3,703

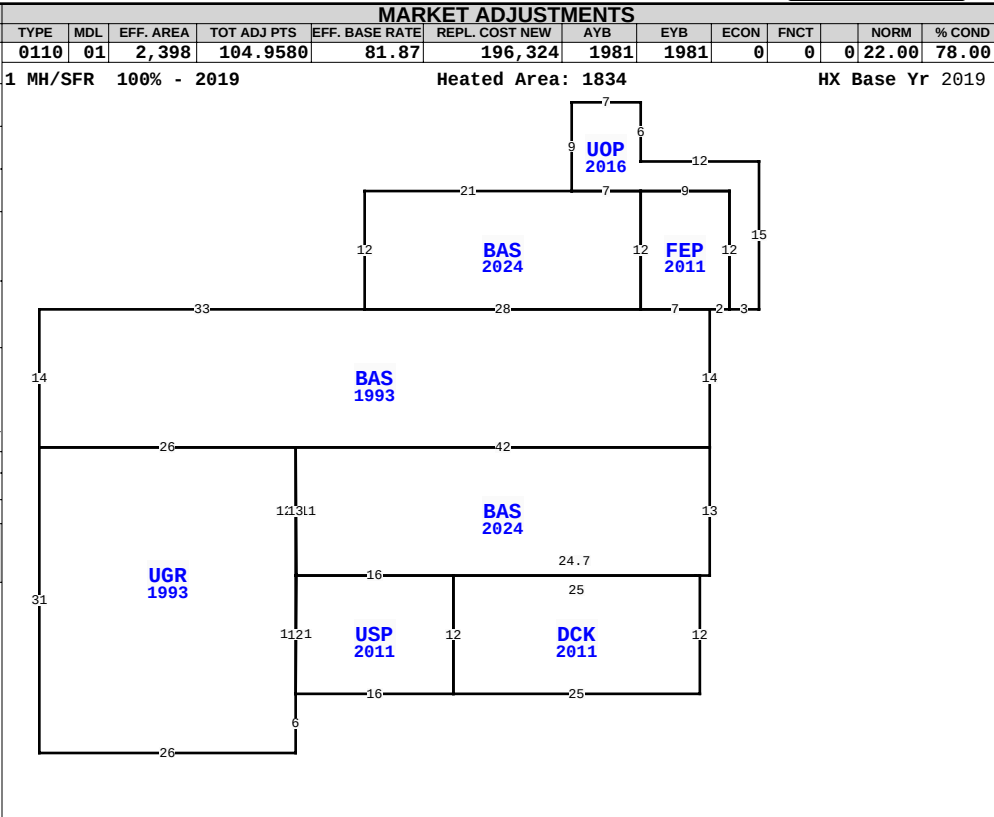
TOTALS	3,376			2,398	153,133
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EXTRA FEATURES

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
1	0940	SHEDS/PORT	0	100	8	6	48.00	SF	30.00	30.00	100	1985	1985	3	20	288	
2	0350	CARPORT WD	0	100	23	12	276.00	SF	13.00	13.00	100	1970	1970	3	20	718	
3	0940	SHEDS/PORT	0	100	13	11	143.00	SF	30.00	30.00	100	1985	1985	3	20	858	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	54	1,080	
6	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	2000	2000	3	26	1,123	
7	0681	POLE SHED	0	100	12	12	144.00	SF	15.00	15.00	100	2000	2000	3	26	562	
8	0681	POLE SHED	0	100	39	12	468.00	SF	15.00	15.00	100	2000	2000	3	26	1,825	
9	0681	POLE SHED	0	100	13	12	156.00	SF	15.00	15.00	100	2000	2000	3	26	608	
10	0751	UOP	0	100	10	12	120.00	SF	10.00	10.00	100	2012	2012	3	60	720	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	50,000							
2	009605	C	WETLANDS	100	0005	OR			4.00	AC		1.00	1.00	1.00	1,000.00	1,000.00	4,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU

TOTAL OB/XF																	7,782
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NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		153,133
TOTAL MARKET OB/XF VALUE		7,782
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		214,915
SOH/AGL Deduction		78,737
ASSESSED VALUE		136,178
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		84,767
TOTAL JUST VALUE		214,915
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313482	REPAIR/RRF	11,111	05/01/2013
B996235	XFOB	2,700	01/06/1999
B963558	XFOB	1,296	02/01/1997
B963559	ADDITION	1,632	02/01/1997

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD
2195/1367	5/01/2018	WD Q	I 01
GRANTOR: SNIPES ERLINDA P LIVI			
GRANTEE: DOLAN CONNOR M			
1807/0063	8/04/2012	WD U	I 30
GRANTOR: SNIPES ERLINDA P			
GRANTEE: SNIPES ERLINDA P TR			

SALE PRICE	128,500
GRANTOR: SNIPES ERLINDA P LIVI	
GRANTEE: DOLAN CONNOR M	
1807/0063	8/04/2012
GRANTOR: SNIPES ERLINDA P	
GRANTEE: SNIPES ERLINDA P TR	

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-40,16] W33 S14 E26 E42 N14 W7 W28 \$

UGR=[YR=1993;ORIG=-73,30] S31 E26 N6 U12.1R0.1 U12.11L0.1 W26 \$

BAS=[YR=2024;ORIG=-47,30] E42 S13 W1.5 W24.7 W16 N13 \$

BAS=[YR=2024;ORIG=-40,4] E21 E7 S12 W28 N12 \$

DCK=[YR=2011;ORIG=-31,55] E25 N12 W25 S12 \$

USP=[YR=2011;ORIG=-47,55] E16 N12 W16 S12 \$

UOP=[YR=2016;ORIG=0,1] W12 N6 W7 S9 E7 E9 S12 E3 N15 \$

FEP=[YR=2011;ORIG=-5,16] E2 N12 W9 S12 E7 \$