IN OR 273 PG 339
UTIL ESMT IN OR 2570-171

**LUNGER ROBERT H & MARY A**
48530 CRAWFORD LANE
HILLIARD, FL 32046

**2026**

**20-4N-25-0000-0009-0040**

## BUILDING CHARACTERISTICS

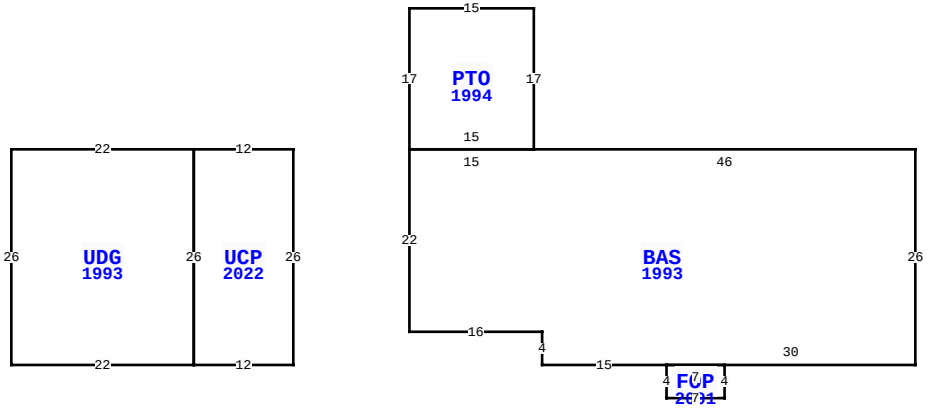
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 60 |
| Interior Wall | 04 | PLYWOOD 40 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| 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 | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 05 |
| NEIGHBORHOOD/LOC | 5001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,522 | 100 | 1993 | 1,522 | 136,759 |
| FOP | 28 | 30 | 2001 | 8 | 719 |
| PTO | 255 | 5 | 1994 | 13 | 1,168 |
| UCP | 312 | 20 | 2022 | 62 | 5,571 |
| UDG | 572 | 55 | 1993 | 315 | 28,304 |
| TOTALS | 2,689 | | | 1,920 | 172,522 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,920 | 112.6020 | 118.23 | 227,002 | 1977 | 1977 | 0 | 0 | 0 | 24.00 | 76.00 |

1 SINGLE FAM 100% - 1975 Heated Area: 1522 HX Base Yr 1975




48530 CRAWFORD LN, HILLIARD

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

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 172,522 |
| TOTAL MARKET OB/XF VALUE | | 7,440 |
| TOTAL LAND VALUE - MARKET | | 56,250 |
| TOTAL MARKET VALUE | | 236,212 |
| SOH/AGL Deduction | | 88,919 |
| ASSESSED VALUE | | 147,293 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 95,882 |
| TOTAL JUST VALUE | | 236,212 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 268,195 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22007486 | CO ISSUED | 0 | 06/23/2022 |
| C2207486 | MH MOVE-ON | 0 | 06/23/2022 |
| 22007486 | MH MOVE-ON | 0 | 05/13/2022 |
| E017837 | CHNGE SRVC | 0 | 03/01/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0273/0339 | 8/01/1978 | WD | U | V | | 10,000 |

GRANTOR:

GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W46 PTO=[YR=1994] N17 W15 S17 E15$ W15 S22 E16 S4 E15 FOP=[YR=2001] S4 E7 N4 W7$ E30 N26$ PTR=W75 UCP=[YR=2022] W12 UDG=[YR=1993] W22 S26 E22 N26$ S26 E12 N26$ E75$ .

## 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 | 0936 | SEPTC TANK | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 1990 | 1990 | 3 | 100 | 6,000 | |
| 2 | 0351 | CARPORT MT | 0 | 100 | 18 | 20 | 360.00 | SF | 10.00 | 10.00 | 100 | 1997 | 1997 | 3 | 20 | 720 | |
| 3 | 0351 | CARPORT MT | 0 | 100 | 18 | 20 | 360.00 | SF | 10.00 | 10.00 | 100 | 1997 | 1997 | 3 | 20 | 720 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,440

| 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 | 0005 | OR | 0.00 | 0.00 | 2.05 | AC | | 1.00 | 1.00 | 1.00 | 25,000.00 | 25,000.00 | 51,250 | | | | | | | |
| 2 | 009605 | C | WETLANDS | 100 | 0005 | OR | | | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 1,000.00 | 1,000.00 | 5,000 | | | | | | | |

REVIEW DATE 04/07/2026 BY TWA Total Acres: 7.05 Total Land Value: 56,250 Market: 0 Agricultural: 0 Common: 56,250 PRINTED 07/09/2026 BY SYS