IN OR 1844/1661

LEE WILLIAM GEORGE JR
48590 CRAWFORD LANE
HILLIARD, FL 32046

2026

20-4N-25-0000-0009-0070

BUILDING CHARACTERISTICS

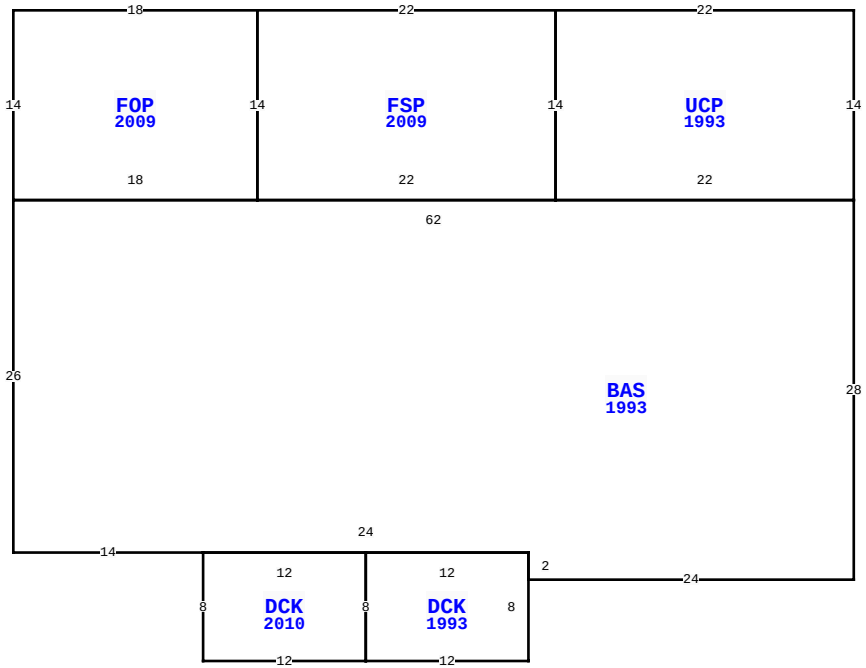
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,660	100	1993	1,660	156,192
DCK	96	10	1993	10	941
DCK	96	10	2010	10	941
FOP	252	30	2009	76	7,151
FSP	308	40	2009	123	11,573
UCP	308	20	1993	62	5,834
TOTALS	2,720			1,941	182,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,941	109.9560	115.45	224,088	1980	1980	0	0	0	18.50	81.50

1 SINGLE FAM 100% - 2022 Heated Area: 1660 HX Base Yr 2022



48590 CRAWFORD LN, HILLIARD

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

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	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1985	1985	3	20	1,152	
2	0510	GARAGE WD-	0	100	30	30	900.00	SF	35.00	35.00	100	1985	1985	3	20	6,300	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	182,632
TOTAL MARKET OB/XF VALUE	7,452
TOTAL LAND VALUE - MARKET	53,000
TOTAL MARKET VALUE	243,084
SOH/AGL Deduction	0
ASSESSED VALUE	243,084
TOTAL EXEMPTION VALUE	HX HB DX 56,411
BASE TAXABLE VALUE	186,673
TOTAL JUST VALUE	243,084
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7927	REPAIR/RRF	1,215	03/12/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2583/0470	8/06/2022	QC	U	I	11	117,000
GRANTOR: LEE DAVID DEAN						
GRANTEE: LEE WILLIAM GEORGE						
2582/0454	8/03/2022	FJ	U	I	11	0
GRANTOR: LEE JOANETTE EST						
GRANTEE: LEE DAVID DEAN & WI						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W22 FSP=[YR=2009] W22 FOP=[YR=2009] W18 S14 BAS=[YR=1993] S26 E14 DCK=[YR=2010] S8 E12 DCK=[YR=1993] E12 N8 W12 S8$N8 W12$ E24 S2 E24 N28 W62$ E18 N14$ S14 E22 N14$ S14 E22 N14$.

LAND DESCRIPTION

TOTAL OB/XF 7,452

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	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					3.00	AC		1.00	1.00	1.00	1,000.00	1,000.00	3,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.00 Total Land Value: 53,000 Market: 0 Agricultural: 0 Common: 53,000 PRINTED 07/09/2026 BY SYS