S1/2 OF NE1/4 OF SEC 30-4N-25E
IN OR 1974/144

CLAYTON VERA CREWS TRUST/CLAYTON THOMAS B TRUSTEE
48877 CRAWFORD LN
HILLIARD, FL 32046

2026

30-4N-25-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

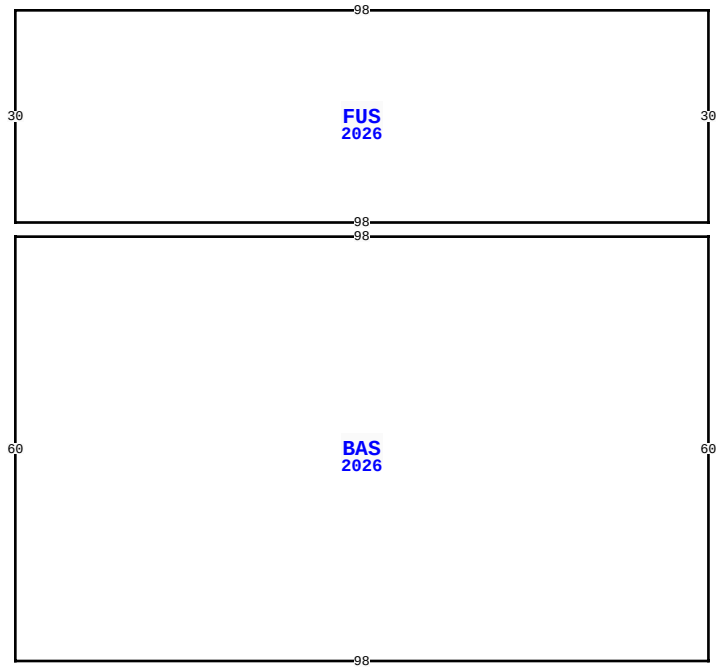
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 70
Interior Floo	09	PINE WOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	01	Quality Level 01
DOR CODE	5500	TIMBERLAND 80-89
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	5,880	100	2026	5,880	193,717
FUS	2,940	100	2026	2,940	96,859
TOTALS	8,820			8,820	290,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	8,820	60.9615	34.14	301,115	2018	2018	0	0	0	3.50	96.50

1 ACCESORY U 0% - 2026 Heated Area: 8820 HX Base Yr



CRAWFORD LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	10/22/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	290,576
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	880,000
TOTAL MARKET VALUE	330,096
SOH/AGL Deduction	0
ASSESSED VALUE	330,096
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	330,096
TOTAL JUST VALUE	1,170,576
NCON VALUE	290,576
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	492,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005690	60*98 PL SHED	0	08/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1974/0144	3/30/2015	WD	U	V	37	160,000
GRANTOR: VANZANT FLOYD L & MAR						
GRANTEE: CLAYTON VERA CREWS						
0700/1336	3/17/1994	WD	Q	V	01	100
GRANTOR: VANZANT HARRY L ET AL						
GRANTEE: BANZANT FLOYD L & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E98 S60 W98 N60 $
FUS=[YR=2026;ORIG=10,8] E98 N30 W98 S30 $
.

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	72.00	AC		1.00	1.00	1.00	530.00	530.00	38,160							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	170.00	170.00	1,360							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	80.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	880,000							

REVIEW DATE 02/10/2026 BY TWA Total Acres: 80.00 Total Land Value: 39,520 Market: 880,000 Agricultural: 39,520 Common: 0 PRINTED 07/09/2026 BY SYS