IN OR 763/320 & OR 1759/1146
ESMT IN OR 317/141

LUTRICK GLORIA W
1645 SUNDALE RD
JACKSONVILLE, FL 32218

2023

02-2N-23-0000-0004-0010

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
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

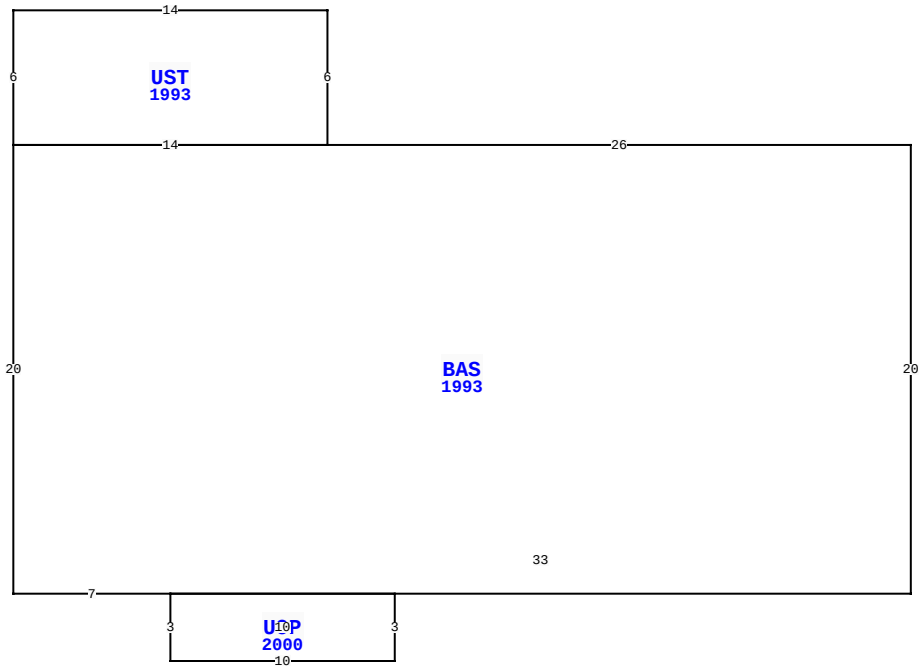
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	67,312
UOP	30	20	6	505
UST	84	45	38	3,198
TOTALS	914		844	71,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	844	110.0000	99.28	83,792	1984	1990	0	0	0	15.25	84.75

2 SINGLE FAM – 0% - 2023 Heated Area: 800 HX Base Yr



23785 N SMITH RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	71,014
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	101,014
SOH/AGL Deduction	0
ASSESSED VALUE	101,014
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,014
TOTAL JUST VALUE	101,014
NCON VALUE	71,014
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313728	REPAIR/RRF	0	11/01/2013
B96	REMODEL	28,500	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1759/1146	10/10/2011	QC	U	I	11	100
GRANTOR: LUTRICK KIM M						
GRANTEE: LUTRICK GLORIA W						
0763/0320	6/17/1996	WD	Q	I		60,000
GRANTOR: SMITH ROLAND H & GENE						
GRANTEE: LUTRICK KIM & GLORI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 UST=[YR=1993] N6 W14 S6 E14 $ W14 S20 E 7
UOP=[YR=2000] S3 E10 N3 W10$ E33 N20$.

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	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 08/30/2019 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS