PT NW1/4 OF NW1/4 OF
SEC 03-3N-24E IN OR 682/1735
& OR 715/243 (EX PT IN

TUCKER WILLIAM & MARY ALICE L/E/
37039 TUCKER PL
HILLIARD, FL 32046

2023

03-3N-24-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

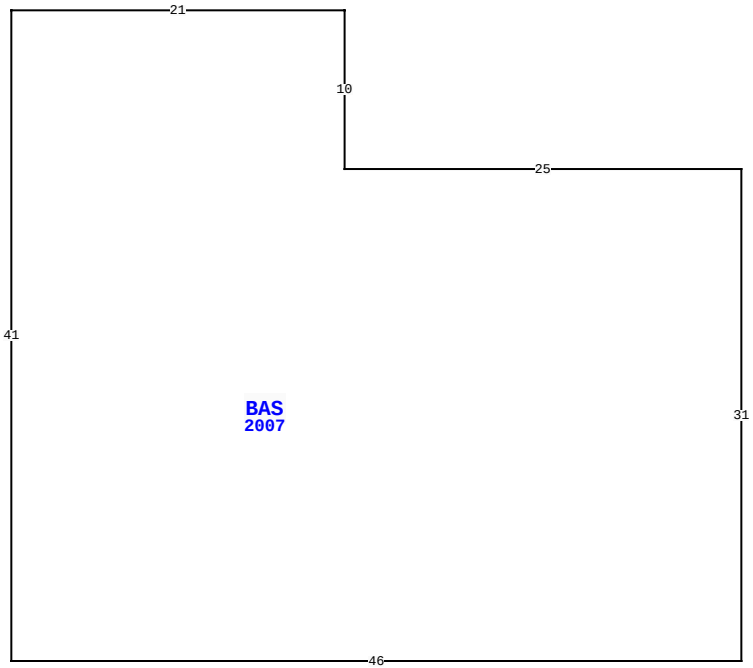
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,636	100	1,636	14,692
TOTALS	1,636		1,636	14,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,636	51.3060	17.96	29,383	1993	1993	0	0	0	50.00	50.00

1 GARAGE RES – 100% - 2011 Heated Area: 1636 HX Base Yr 2011



BLD DATE	06/03/2008 JH	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

37039 TUCKER PL, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		247,137
TOTAL MARKET OB/XF VALUE		8,220
TOTAL LAND VALUE - MARKET		326,160
TOTAL MARKET VALUE		298,925
SOH/AGL Deduction		134,865
ASSESSED VALUE		164,060
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		114,060
TOTAL JUST VALUE		581,517
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23470	CO ISSUED	0	09/01/2010
M15365	MECH OTHER	0	06/01/2010
M15323	H/AC	0	05/01/2010
P14243	OTHER	0	04/01/2010
B23470	NEW CONSTR	316,476	04/01/2010
B23046	DEMOLITION	5,000	11/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/1497	12/14/2022	LE	U	I	11	100
GRANTOR: TUCKER WILLIAM B & MA						
GRANTEE: RAY TEENA M						
0682/1735	6/15/1993	WD	Q	V		55,000
GRANTOR: GORDIE JOHN & ONEDIA						
GRANTEE: TUCKER WM & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W25N10W21S41E46N31$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	200.00	200.00	100	2003	2003	3	88	176	
2	0810	CONCRETE A	0	100	0	0	390.00	SF	6.50	6.50	100	1993	1993	3	68	1,724	
3	0681	POLE SHED	0	100	48	30	1,440.00	SF	15.00	15.00	100	1983	1983	3	20	4,320	
4	9000	CONTANR 20	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	1975	1975	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 8,220

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	005000	C	RURAL HOME	100	0005		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	20.02	AC		1.00	1.00	1.00	410.00	410.00	8,208							
3	006000	A	PAST1/HAY	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	440.00	440.00	3,960							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	175.00	175.00	1,400							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	37.02	AC		1.00	1.00	1.00	8,000.00	8,000.00	296,160							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 38.02 Total Land Value: 43,568 Market: 296,160 Agricultural: 13,568 Common: 30,000 PRINTED 08/02/2023 BY SYS

PT NW1/4 OF NW1/4 OF
SEC 03-3N-24E IN OR 682/1735
& OR 715/243 (EX PT IN

TUCKER WILLIAM & MARY ALICE L/E/
37039 TUCKER PL
HILLIARD, FL 32046

2023

03-3N-24-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

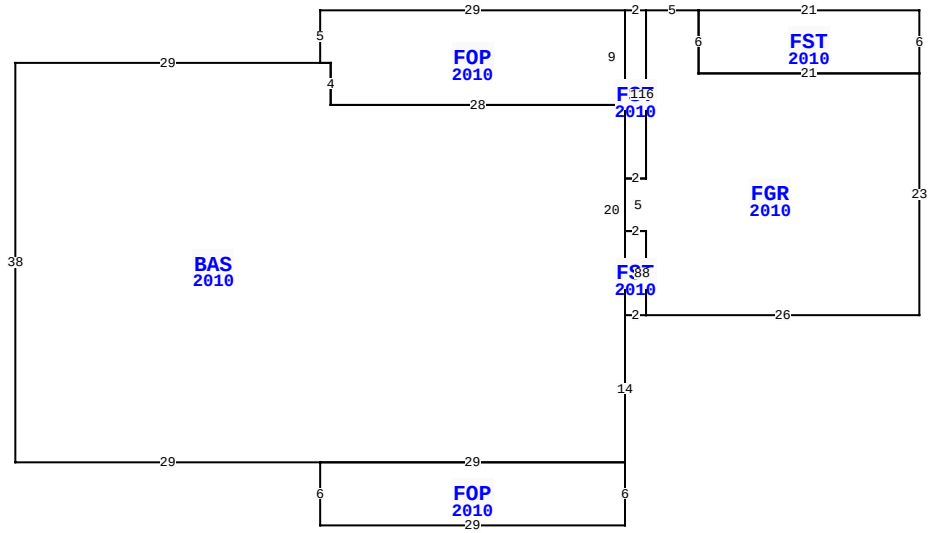
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,092	100	2,092	182,262
FGR	638	55	351	30,581
FOP	174	30	52	4,530
FOP	257	30	77	6,709
FST	16	55	9	784
FST	32	55	18	1,568
FST	126	55	69	6,011
TOTALS	3,335		2,668	232,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,668	106.0800	95.74	255,434	2010	2010	0	0	0	9.00	91.00

3 SINGLE FAM – 100% - 2011 Heated Area: 2092 HX Base Yr 2011



37039 TUCKER PL, HILLIARD

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BASE TAXABLE VALUE		114,060
TOTAL JUST VALUE		581,517
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E996351	NEW CONSTR	0	10/01/1999
93564	NEW CONSTR	70,000	11/11/1993
6663	XFOB	26,350	08/13/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2614/1497	12/14/2022	LE	U	I	11	100
GRANTOR: TUCKER WILLIAM B & MA						
GRANTEE: RAY TEENA M						
0682/1735	6/15/1993	WD	Q	V		55,000
GRANTOR: GORDIE JOHN & ONEDIA						
GRANTEE: TUCKER WM & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2010] W21 FGR=[YR=2010] W5 FST=[YR=2010] W2 FOP=[YR=2010] W29 S5 BAS=[YR=2010] W29 S38 E29 FOP=[YR=2010] S6 E29 N6 W29$ E29 N14 FST=[YR=2010] E2 N8 W2 S8$ N20 W28 N4 W1$ E1 S4 E28 N9$ S16 E2 N16$ S16 W2 S5 E2 S8 E26 N23 W21 N6$ S6 E21 N6$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/14/2021 BY WWA Total Acres: 38.02 Total Land Value: 43,568 Market: 296,160 Agricultural: 13,568 Common: 30,000 PRINTED 08/02/2023 BY SYS