PT OF SE1/4 OF SE1/4 OF NW1/4
IN OR 2487/1055

HENLEY ALAYNE M
37123 MARSHALL LANE
HILLARD, FL 32046

2023

03-3N-24-0000-0004-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

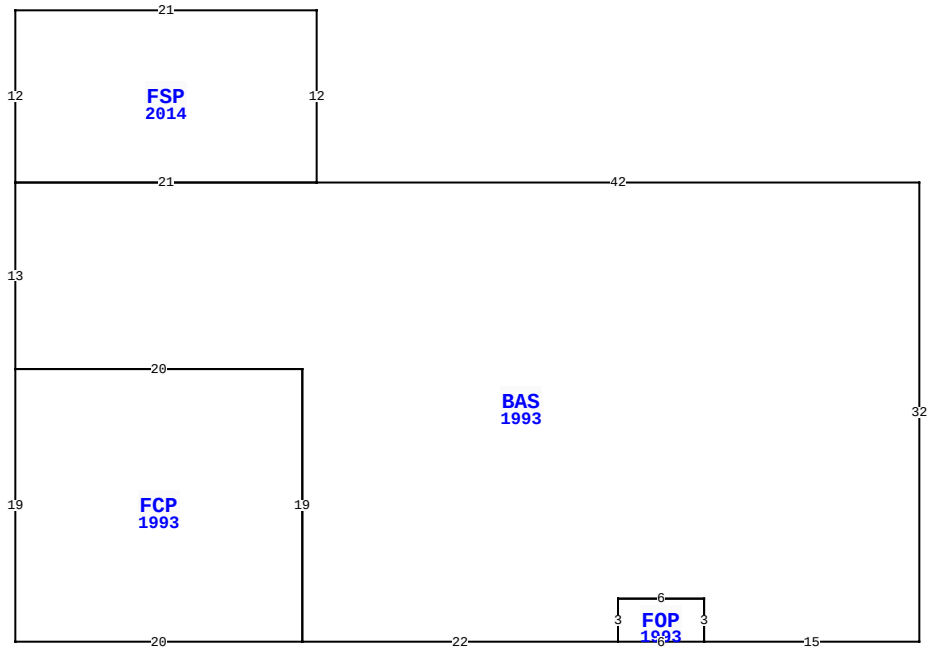
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,618	100	1,618	149,047
FCP	380	25	95	8,751
FOP	18	30	5	461
FSP	252	40	101	9,304
TOTALS	2,268		1,819	167,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,819	119.3400	141.72	257,789	1972	1972	0	0	0	35.00	65.00

1 SNGL FAM – 100% - 2022 Heated Area: 1618 HX Base Yr 2022



37123 MARSHALL LN, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		167,563
TOTAL MARKET OB/XF VALUE		20,249
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		217,812
SOH/AGL Deduction		16,123
ASSESSED VALUE		201,689
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		151,689
TOTAL JUST VALUE		217,812
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2487/1055	8/12/2021	WD	Q	I	01	265,000
GRANTOR: HANCHETT BENJAMIN P						
GRANTEE: HENLEY ALAYNE M						
2386/1322	8/10/2020	QC	U	I	11	100
GRANTOR: HANCHETT BENJAMIN P &						
GRANTEE: HANCHETT BENJAMIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 FSP=[YR=2014] N12 W21 S12 E21$ W21 S13
FCP=[YR=1993] S19 E20 N19 W20$ E20 S19 E22 FOP=[YR=1993] E6
N3 W6 S3$ N3 E6 S3 E15 N32$.

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	0511	GARAGE CB-	0	100	20	20	400.00	SF	40.00	40.00	100	1972	1972	3	24	3,840	
2	0510	GARAGE WD-	0	100	21	20	420.00	SF	35.00	35.00	100	1972	1972	3	20	2,940	
3	1243	WD DECK F	0	100	0	0	550.00	SF	8.00	8.00	100	2012	2012	3	60	2,640	
4	0858	SCULP CONC	0	100	0	0	1,700.00	SF	6.50	6.50	100	2012	2012	3	98	10,829	

LAND DESCRIPTION

TOTAL OB/XF 20,249

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	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 06/09/2020 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS