

PT OF SW1/4 OF SE1/4
IN OR 2066/678
(EX RD PT OR 922/1500)

LYONS THOMAS & TINA
37338 POWELL LN
HILLIARD, FL 32046

2023

03-3N-24-0000-0006-0070



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	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		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
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,812	100	2,812	210,320
FEP	312	80	250	18,698
FGR	744	55	409	30,591
FOP	160	30	48	3,590
UDU	64	55	35	2,618

TOTALS	4,092		3,554	265,817
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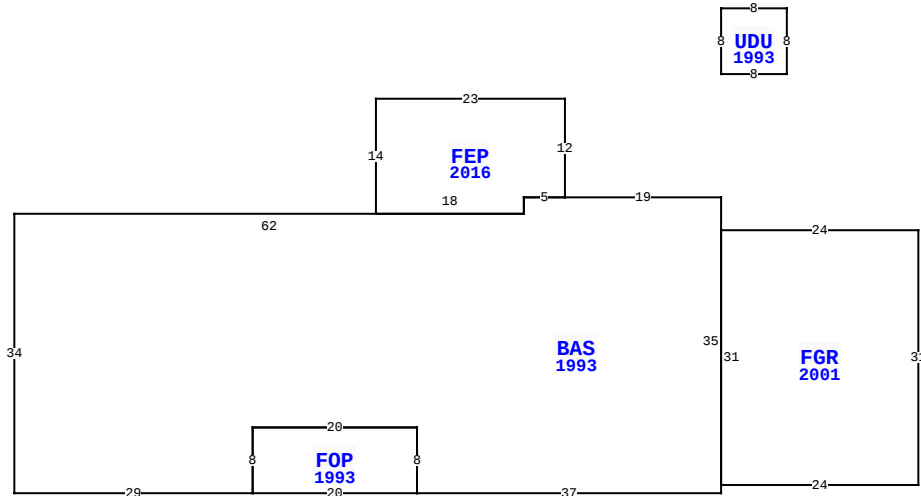
EXTRA FEATURES

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0510	GARAGE WD-	0	100	36	24	864.00	SF	35.00	35.00	100	1980	1980	3	20	6,048	
3	0810	CONCRETE A	0	100	66	3	198.00	SF	6.50	6.50	100	1980	1980	3	35	450	
4	0810	CONCRETE A	0	100	18	4	72.00	SF	6.50	6.50	100	1994	1994	3	70	328	
5	0350	CARPORT WD	0	100	40	14	560.00	SF	9.36	9.36	100	1985	1985	3	20	1,048	
6	0810	CONCRETE A	0	100	20	18	360.00	SF	6.50	6.50	100	2000	2000	3	80	1,872	
7	0510	GARAGE WD-	0	100	33	26	858.00	SF	35.00	35.00	100	2015	2015	3	81	24,324	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	OR	0.00	0.00	3.98	AC		1.00	1.00	1.00	25,000.00	25,000.00	99,500							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,554	87.4800	103.88	369,190	1977	1982	0	0	0	28.00	72.00	
1 SNGL FAM - 100% - 2017						Heated Area: 2812				HX Base Yr 2017			



NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		265,817	
TOTAL MARKET OB/XF VALUE		35,785	
TOTAL LAND VALUE - MARKET		99,500	
TOTAL MARKET VALUE		401,102	
SOH/AGL Deduction		168,750	
ASSESSED VALUE		232,352	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		182,352	
TOTAL JUST VALUE		401,102	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		300,133	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1703173	REPAIR/RRF	16,530	05/19/2017
B1429553	GARAGE	36,808	11/28/2014
B941064	GARAGE	12,640	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2066/0678	8/18/2016	WD	Q	I	02	267,500

GRANTOR: STEPHENS ROBERT E & K
GRANTEE: LYONS THOMAS & TINA
1913/1462 4/09/2014 WD Q I 01 220,000
GRANTOR: MCGREGOR VIRGINIA A
GRANTEE: STEPHENS ROBERT E &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 FEP=[YR=2016] N12 W23 S14 E18 N2 E5\$ W5 S2 W62 S34 E29 FOP=[YR=1993] E20 N8 W20 S8\$ N8 E20 S8 E37 N1 FGR=[YR=2001] E24 N31 W24 S31\$ N35\$ PTR=N15 UDU=[YR=1993] N8 E8 S8 W8\$ S15\$.