PT OF SW1/4 OF SE1/4
IN OR 670 PG 1221
(EX RD PT OR 1467/1488)

SIMPSON JAMES O & BETTY F
37373 POWELL ROAD
HILLIARD, FL 32046-6463

2023

03-3N-24-0000-0006-0080

BUILDING CHARACTERISTICS

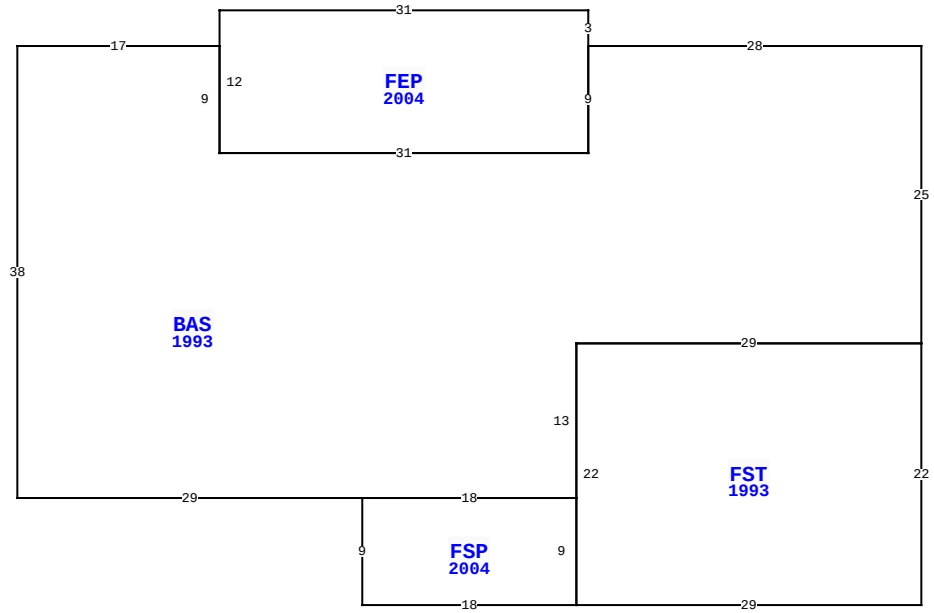
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	13	LVT/LAMNT 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	2,232	100	2,232	155,862
FEP	372	80	298	20,810
FSP	162	40	65	4,539
FST	638	55	351	24,511
TOTALS	3,404		2,946	205,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,946	118.5857	107.02	315,281	1970	1970	0	0	0	34.75	65.25

1 SINGLE FAM – 100% - 0 Heated Area: 2232 HX Base Yr



37373 POWELL LN, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		210,541
TOTAL MARKET OB/XF VALUE		1,715
TOTAL LAND VALUE - MARKET		57,900
TOTAL MARKET VALUE		270,156
SOH/AGL Deduction		140,045
ASSESSED VALUE		130,111
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		80,111
TOTAL JUST VALUE		270,156
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1467/1488	12/27/2006	WD	U	V	07	100
GRANTOR: SIMPSON JAMES O & BET						
GRANTEE: BOARD OF COUNTY COM						
1467/1485	12/27/2006	QC	U	V	06	100
GRANTOR: BOARD OF COUNTY COMMI						
GRANTEE: SIMPSON JAMES O & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 FEP=[YR=2004] N3 W31 S12 E31 N9 $ S9 W31 N9 W17 S38 E29 FSP=[YR=2004] S9 E18 FST=[YR=1993] E29 N22 W29 S22 $ N9 W18 $ E18 N13 E29 N25 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	

LAND DESCRIPTION

TOTAL OB/XF 1,715

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	1.93	AC		1.00	1.00	1.00	30,000.00	30,000.00	57,900							

REVIEW DATE 06/28/2018 BY TWX Total Acres: 1.93 Total Land Value: 57,900 Market: 0 Agricultural: 0 Common: 57,900 PRINTED 08/02/2023 BY SYS

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2023

03-3N-24-0000-0006-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 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	0	0 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

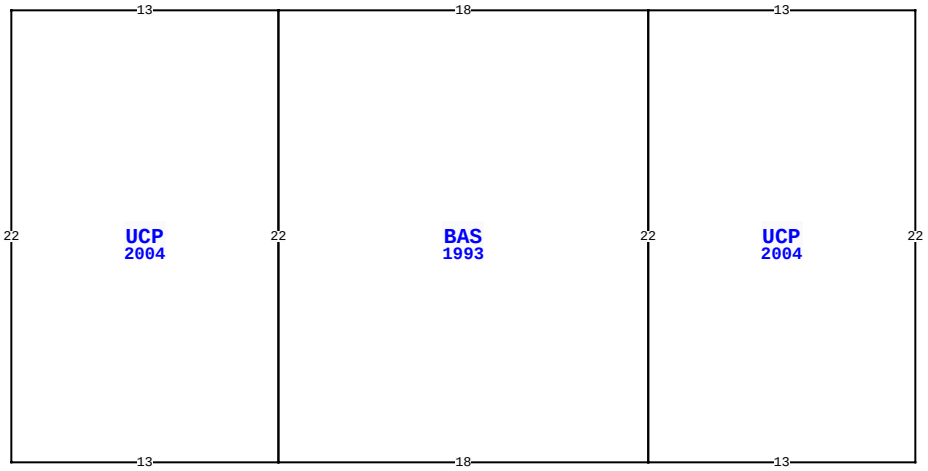
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	396	100	396	3,742
UCP	286	20	57	539
UCP	286	20	57	539
TOTALS	968		510	4,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	510	54.0000	18.90	9,639	1970	1970	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 0 Heated Area: 396 HX Base Yr



37373 POWELL LN, HILLIARD

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1467/1485	12/27/2006	QC	U	V	06	100
GRANTOR: BOARD OF COUNTY COMMI						
GRANTEE: SIMPSON JAMES O & B						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2004] W13 BAS=[YR=1993] W18 UCP=[YR=2004] W13 S22 E13 N22 $ S22 E18 N22 $ S22 E13 N22 $.

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

REVIEW DATE 06/28/2018 BY TWX Total Acres: 1.93 Total Land Value: 57,900 Market: 0 Agricultural: 0 Common: 57,900 PRINTED 08/02/2023 BY SYS