

W1/2 OF E1/2 OF SE1/4 OF SW1/4
A/K/A PT OF LOTS 17 THRU 20
IN OR 2415/959

BOEHMER SHANE & EDNA
37169 COYOTE DRIVE
HILLIARD, FL 32046

2023

03-3N-24-2300-0017-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 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
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NEIGHBORHOOD/LOC	9001.00
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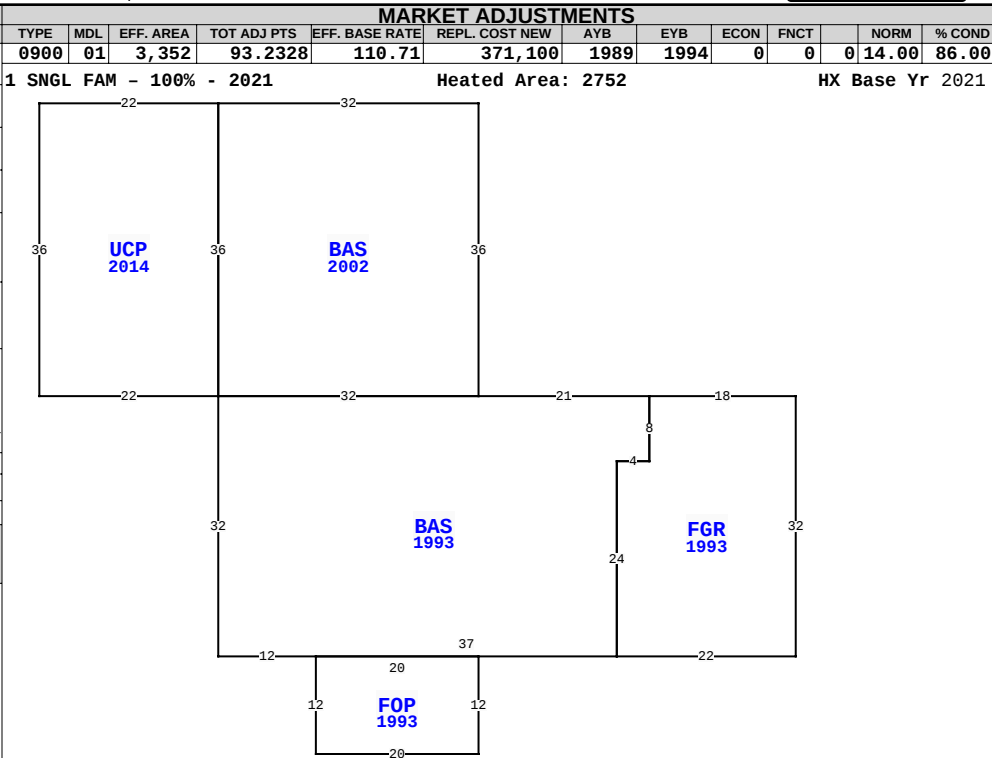
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1,600	152,337
BAS	1,152	100	1,152	109,683
FGR	672	55	370	35,228
FOP	240	30	72	6,855
UCP	792	20	158	15,043

TOTALS	4,456		3,352	319,146
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	952.00	SF	5.20	5.20	
2	0510	GARAGE WD-	0	100	32	20	640.00	SF	35.00	35.00	
3	0681	POLE SHED	0	100	32	8	256.00	SF	15.00	15.00	
4	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	10.00	AC	

REVIEW DATE	06/09/2020	BY	TWA
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37169 COYOTE DR, HILLIARD

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/16/2023 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,352	93.2328	110.71	371,100	1989	1994	0	0	14.00	86.00

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		319,146
TOTAL MARKET OB/XF VALUE		8,884
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		518,030
SOH/AGL Deduction		180,570
ASSESSED VALUE		337,460
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		287,460
TOTAL JUST VALUE		518,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2415/0959	11/30/2020	TD	Q	I	01	340,000	
GRANTOR: BOZEMAN MARY JEAN REV							
GRANTEE: BOEHMER SHANE & EDN							
2241/1422	12/05/2018	WD	U	I	11	100	
GRANTOR: BOZEMAN MARY JEAN							
GRANTEE: BOZEMAN MARY JEAN R							

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=1993] W18 BAS=[YR=1993] W21 BAS=[YR=2002] N36 W32											
UCP=[YR=2014] W22 S36 E22 N36\$ S36 E32\$ W32 S32 E12											
FOP=[YR=1993] S12 E20 N12 W20\$ E37 N24 E4 N8\$ S8 W4 S24 E22											
N32\$.											

TOTAL OB/XF 8,884

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	0007	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000							

Market:	0	Agricultural:	0	Common:	190,000
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