PT FARM 28 SEC 3-3N-24E
IN OR 2588/986
DUNNS SURVEY DB 10/48

ALLEN WILLIAM F JR & JANET LEE
PO BOX 1584
HILLIARD, FL 32046

2023

03-3N-24-2300-0028-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

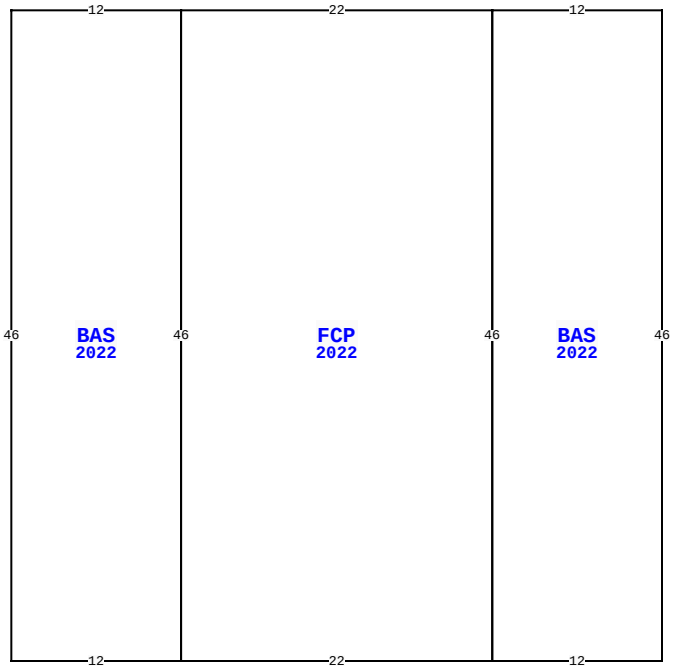
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100	552	10,526
BAS	552	100	552	10,526
FCP	1,012	25	253	4,824
TOTALS	2,116		1,357	25,875

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,357	55.0160	19.26	26,136	2022	2022	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 2023 Heated Area: 1104 HX Base Yr



37141 WINE DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	25,875
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	95,760
TOTAL MARKET VALUE	121,635
SOH/AGL Deduction	0
ASSESSED VALUE	121,635
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,635
TOTAL JUST VALUE	121,635
NCON VALUE	25,875
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016864	NEW CONSTR	600,090	11/14/2022
22008652	GARAGE	0	06/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2588/0986	9/01/2022	SW	U	V	11	100

GRANTOR: WHITE THOMAS T & BREN

GRANTEE: ALLEN WILLIAM FOSTE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 FCP=[YR=2022] W22 BAS=[YR=2022] W12 S46 E12 N46$ S46 E22 N46$ S46 E12 N46$.

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
1	000700	C	MISC RES	0			0.00	0.00	5.04	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,760							

REVIEW DATE 01/10/2023 BY WW Total Acres: 5.04 Total Land Value: 95,760 Market: 0 Agricultural: 0 Common: 95,760 PRINTED 08/02/2023 BY SYS