LOTS 15 & 16
IN OR 539 PG 341
DUNNS SURVEY

HASTY JOSEPH G & BEARNESE B
37420 MARSHALL LANE
HILLIARD, FL 32046

2023

03-3N-24-2320-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

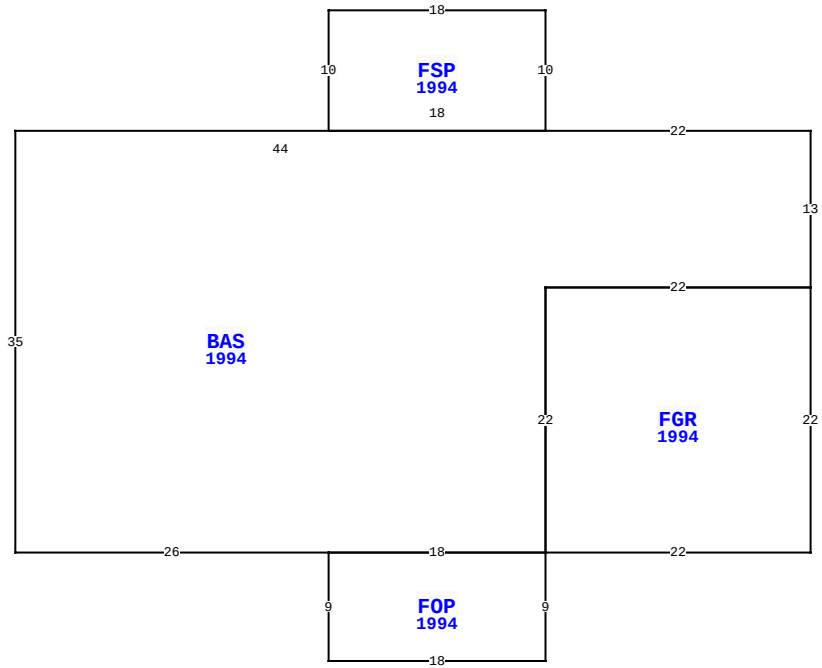
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,826	100	1,826	174,568
FGR	484	55	266	25,430
FOP	162	30	49	4,684
FSP	180	40	72	6,883
TOTALS	2,652		2,213	211,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,213	97.2846	115.53	255,668	1994	1999	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 1995 Heated Area: 1826 HX Base Yr 1995



37420 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		211,565
TOTAL MARKET OB/XF VALUE		34,041
TOTAL LAND VALUE - MARKET		296,000
TOTAL MARKET VALUE		280,056
SOH/AGL Deduction		126,201
ASSESSED VALUE		153,855
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,855
TOTAL JUST VALUE		541,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93661	NEW CONSTR	93,880	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0539/0341	3/22/1988	WD	U	V		45,000
GRANTOR: REED THOMAS B						
GRANTEE: HASTY JOSEPH G						
0410/0038	1/01/1984	WD	Q	V		26,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W22 FSP=[YR=1994] N10 W18 S10 E18 $ W44 S35 E26 FOP=[YR=1994] S9 E18 N9 FGR=[YR=1994] E22 N22 W22 S22 $ W18 $ E18 N22 E22 N13 $.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
3	0681	POLE SHED	0	100	21	32	672.00	SF	15.00	15.00	100	1993	1993	3	20	2,016	
5	0812	CONCRETE C	0	100	0	0	803.00	SF	4.00	4.00	100	1994	1994	3	70	2,248	
6	0681	POLE SHED	0	100	16	16	256.00	SF	15.00	15.00	100	1995	1995	3	24	922	
7	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	1995	1995	3	20	960	
8	0510	GARAGE WD-	0	100	40	24	960.00	SF	35.00	35.00	100	2013	2013	3	75	25,200	

LAND DESCRIPTION

TOTAL OB/XF 34,041

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	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	550.00	550.00	3,850							
3	005930	A	TIMB SWAMP	0			0.00	0.00	12.00	AC		1.00	1.00	1.00	50.00	50.00	600							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	266,000							

REVIEW DATE 06/28/2018 BY TWX Total Acres: 20.00 Total Land Value: 34,450 Market: 266,000 Agricultural: 4,450 Common: 30,000 PRINTED 08/02/2023 BY SYS