PT SE1/4 OF NE1/4 OF NE1/4 OF
SEC 5-3N-24E IN OR 2190/1036

HICKMAN CASSANDRA & RAYMOND III
37258 POWER DR
HILLIARD, FL 32046

2023

05-3N-24-0000-0001-0040

BUILDING CHARACTERISTICS

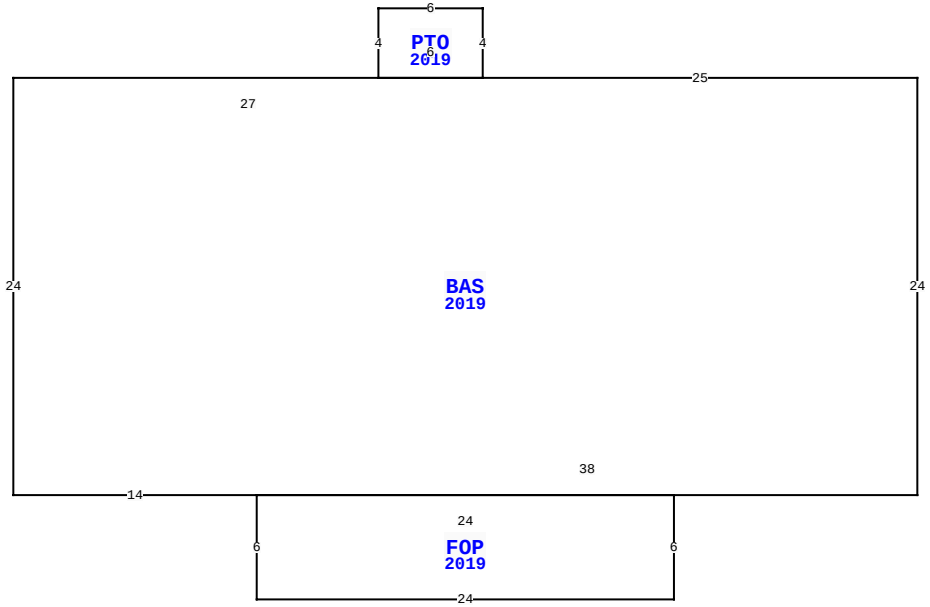
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,248	100	1,248	146,693
FOP	144	30	43	5,054
PTO	24	5	1	118
TOTALS	1,416		1,292	151,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,292	131.5600	118.73	153,399	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1248 HX Base Yr 2021



37258 POWER DR, HILLIARD

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

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		151,865
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		181,865
SOH/AGL Deduction		42,226
ASSESSED VALUE		139,639
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		89,639
TOTAL JUST VALUE		181,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000637	CO ISSUED	0	01/22/2019
18005915	NEW CONSTR	151,362	06/11/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2190/1041	4/18/2018	MS	U	V	11	0
GRANTOR: HINSON MARVIN OWEN JR						
GRANTEE: HICKMAN CASSANDRA &						
2190/1036	10/08/2017	QC	U	V	11	100
GRANTOR: HINSON MARVIN O JR						
GRANTEE: HICKMAN CASSANDRA &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W25 PTO=[YR=2019] N4 W6 S4 E6$ W27 S24 E14
FOP=[YR=2019] S6 E24 N6 W24$ E38 N24$.

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	000115	C	SFR ACRES	100	0007		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 03/08/2019 BY TW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS