PAR 2 & PT OF LOT 7 (7 & S-3)
PLEASANT PARK PB 2/21

DAVIS JULIAS/
PO BOX 15896
FERNANDINA BEACH, FL 32035

2023

05-3N-24-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

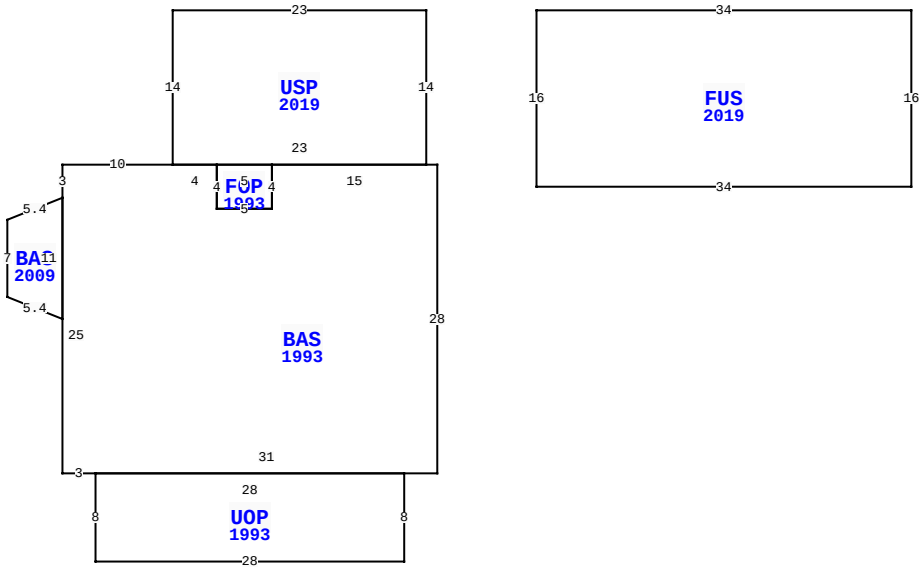
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	932	100	932	61,571
BAS	45	100	45	2,973
FOP	20	30	6	396
FUS	544	100	544	35,938
UOP	224	20	45	2,973
USP	322	30	97	6,408
TOTALS	2,087		1,669	110,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,669	89.0000	80.32	134,054	1919	1980	0	0	0	17.75	82.25

1 SINGLE FAM – 0% - 0 Heated Area: 1521 HX Base Yr



37011 PLEASANT PARK LN, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	110,259
TOTAL MARKET OB/XF VALUE	2,040
TOTAL LAND VALUE - MARKET	31,462
TOTAL MARKET VALUE	143,761
SOH/AGL Deduction	18,981
ASSESSED VALUE	124,780
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,780
TOTAL JUST VALUE	143,761
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0603061	OTHER	756	03/29/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
9999/9999	11/25/2009	CN	U	I	11	100
GRANTOR: DAVIS JOANN DRAWDY ET						
GRANTEE: DAVIS JULIAS						
9999/9999	2/02/2006	CN	U	I	06	100
GRANTOR: DAVIS JOANN DRAWDY ET						
GRANTEE: DAVIS JULIAS						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2019] W23 S14 BAS=[YR=1993] W10 S3 BAS=[YR=2009] D2 L5 S7 D2 R5 N11$ S25 E3UOP=[YR=1993] S8 E28 N8 W28$ E31 N28 W15 FOP=[YR=1993] W5 S4 E5 N4$ S4 W5 N4 W4$ E23 N14$ PTR=E10 FUS=[YR=2019] E34 S16 W34 N16$ W10$.

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	0940	SHEDS/PORT	0	0	34	10	340.00	SF	30.00	30.00	100	1950	1950	3	20	2,040	

LAND DESCRIPTION

TOTAL OB/XF 2,040

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	000100	C	SFR	0	0004	CI	0.00	0.00	11,435.00	SF		1.00	1.00	1.00	1.50	1.50	17,152							
2	000100	C	SFR	0	0004	OR	0.00	0.00	0.48	AC		1.00	1.00	1.00	30,000.00	30,000.00	14,310							

REVIEW DATE 06/05/2020 BY TWA Total Acres: 0.48 Total Land Value: 31,462 Market: 0 Agricultural: 0 Common: 31,462 PRINTED 08/02/2023 BY SYS