PT SE1/4 OF SEC 5-3N-24E IN
OR 2465/1349 BEING PAR A & B

WRIGHT KEVIN DOUGLAS
37113 KATELYN WAY
HILLIARD, FL 32046

2023

05-3N-24-0000-0029-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

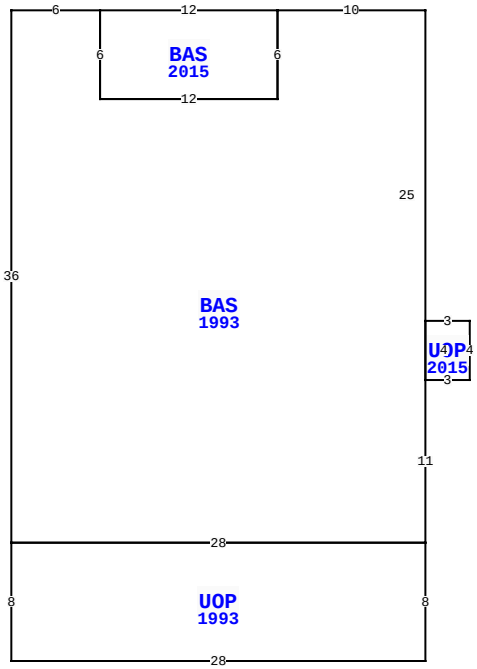
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	936	66,245
BAS	72	100	72	5,096
UOP	224	20	45	3,185
UOP	12	20	2	142
TOTALS	1,244		1,055	74,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,055	114.4800	103.32	109,003	1924	1924	0	0	0	31.50	68.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1008 HX Base Yr 2023



37113 KATELYN WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2019 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		74,667
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		46,170
TOTAL MARKET VALUE		120,837
SOH/AGL Deduction		0
ASSESSED VALUE		120,837
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		70,837
TOTAL JUST VALUE		120,837
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140163	ELEC OTHER	0	12/19/2014
E0809125	ELEC OTHER	0	09/17/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2465/1349	5/14/2021	WD	Q	I	05	160,000
GRANTOR: GAULT LAND SERVICE LL						
GRANTEE: WRIGHT KEVIN DOUGLA						
2439/1455	3/03/2021	WD	Q	I	05	160,000
GRANTOR: BROCK CHAD						
GRANTEE: GAULT LAND SERVICE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 BAS=[YR=2015] W12 S6 E12 N6$ S6 W12 N6 W6 S36 UOP=[YR=1993] S8 E28 N8 W28$ E28 N11 UOP=[YR=2015] E3 N4 W3 S4$ N25$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000000	C	VAC RES	100	0007	OR	0.00	0.00	1.71	AC		1.00	1.00	1.00	27,000.00	27,000.00	46,170							

REVIEW DATE 06/05/2020 BY TWA Total Acres: 1.71 Total Land Value: 46,170 Market: 0 Agricultural: 0 Common: 46,170 PRINTED 08/02/2023 BY SYS