PT OF LOT 6 IN OR 1913/588
(EX PT IN OR 495/372)
LINCOLN SUB UNR

GREEN SHERRY SHINE
4170 BROAD CREEK LA
JACKSONVILLE, FL 32218

2023

05-3N-24-2340-0006-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

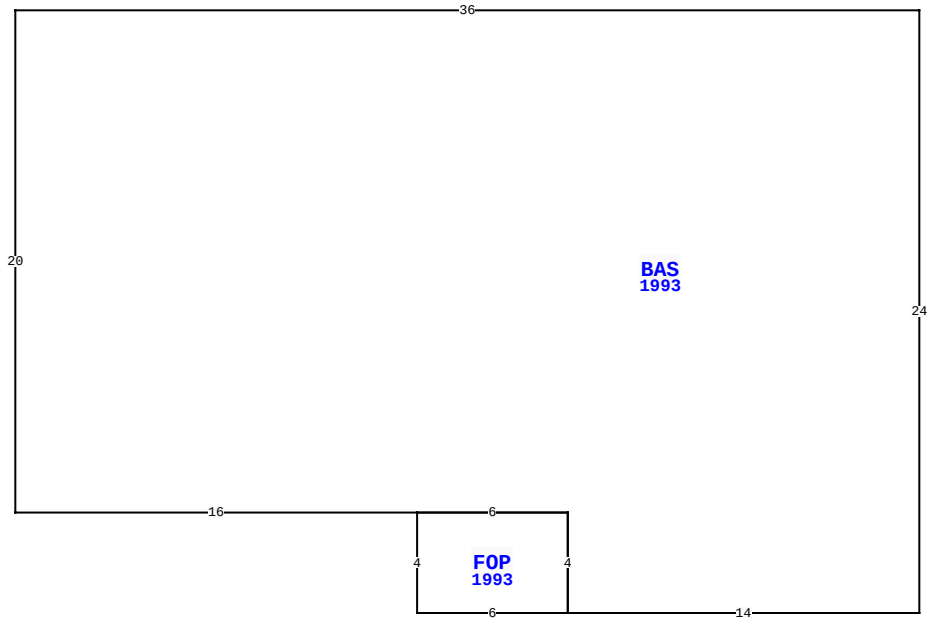
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	776	100	776	71,165
FOP	24	30	7	642
TOTALS	800		783	71,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	783	119.9000	108.21	84,728	1985	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 0% - 0 Heated Area: 776 HX Base Yr



371045 OXFORD ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	71,807
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	101,807
SOH/AGL Deduction	11,495
ASSESSED VALUE	90,312
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,312
TOTAL JUST VALUE	101,807
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210275	REPAIR/RRF	0	12/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2655/1783	7/19/2023	QC	U	I	11	100
GRANTOR: SHINE-GREEN SHERRY						
GRANTEE: SHINELIGHT ENTERPRI						
1913/0588	3/21/2013	QC	U	I	11	100
GRANTOR: GREEN JOHNNY EARL & S						
GRANTEE: GREEN SHERRY SHINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S20 E16 FOP=[YR=1993] S4 E6 N4 W6 $ E6 S4 E14N24 $.

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	000100	C	SFR	0	0006	R3	100.00	210.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 04/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS