PT OF LOT 7
IN OR 103/23
LINCOLN SUB U/R

JAMES MARY LEE
PO BOX 1715
HILLIARD, FL 32046

2023

05-3N-24-2340-0007-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

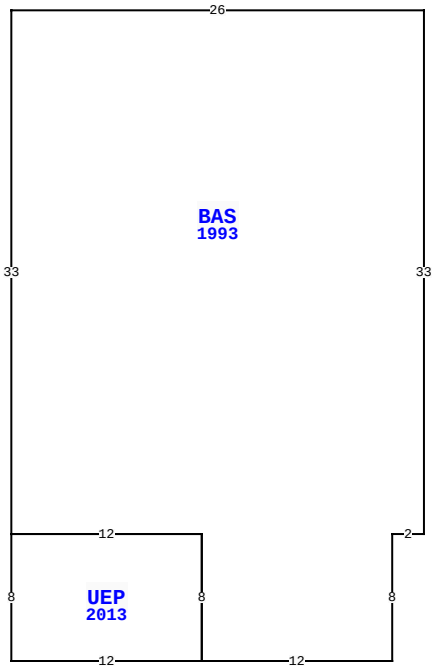
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	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	954	100	954	36,654
UEP	96	60	58	2,229
TOTALS	1,050		1,012	38,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,012	78.8400	71.15	72,004	1958	1970	0	0	0	46.00	54.00

1 SINGLE FAM – 0% - 0 Heated Area: 954 HX Base Yr



371023 OXFORD ST, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	38,882
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	11,100
TOTAL MARKET VALUE	49,982
SOH/AGL Deduction	4,476
ASSESSED VALUE	45,506
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,506
TOTAL JUST VALUE	49,982
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0811135	ELEC OTHER	0	11/03/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S33 UEP=[YR=2013] S8 E12 N8W12$ E12 S8 E12 N8 E2 N33$.

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	50.00	100.00	50.00	FF	4	0.74	1.00	0.74	300.00	222.00	11,100							

REVIEW DATE 11/05/2019 BY TWA Total Acres: 0.00 Total Land Value: 11,100 Market: 0 Agricultural: 0 Common: 11,100 PRINTED 08/02/2023 BY SYS