PT OF LOT 11
IN OR 2246/569
LINCOLN SUB

HARRELL ALZADA
PO BOX 83
HILLIARD, FL 32046

2023

05-3N-24-2340-0011-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
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

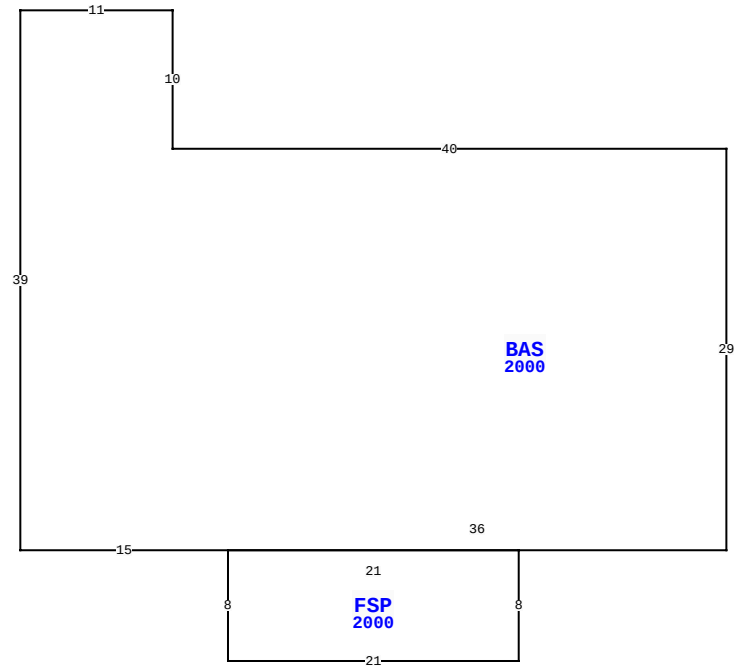
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,589	100	1,589	131,726
FSP	168	40	67	5,554
TOTALS	1,757		1,656	137,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,656	110.0000	99.28	164,408	2000	2000	0	0	0	16.50	83.50

1 SINGLE FAM – 0% - 0 Heated Area: 1589 HX Base Yr



371044 OXFORD ST, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	137,281
TOTAL MARKET OB/XF VALUE	4,661
TOTAL LAND VALUE - MARKET	33,705
TOTAL MARKET VALUE	175,647
SOH/AGL Deduction	16,516
ASSESSED VALUE	159,131
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,131
TOTAL JUST VALUE	175,647
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
01-0831	OTHER	0	01/11/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2246/0569	12/14/2018	FJ	U	I	11	0
GRANTOR: DANIELS MARY H ESTATE						
GRANTEE: HARRELL ALZADA						
0620/0862	3/05/1991	WD	U	I	18	100
GRANTOR: JOHNSON MARGIE						
GRANTEE: JOHNSON MARGIE L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W40 N10 W11 S39 E15 FSP=[YR=2000] S8 E21 N8 W21$ E36 N29 $.

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
1	0811	CONCRETE B	0	0	0	0	560.00	SF	5.20	5.20	100	2000	2000	3	80	2,330	
2	0811	CONCRETE B	0	0	27	20	540.00	SF	5.20	5.20	100	2002	2002	3	83	2,331	

LAND DESCRIPTION

TOTAL OB/XF 4,661

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	105.00	260.00	105.00	FF	4	1.07	1.00	1.07	300.00	321.00	33,705							

REVIEW DATE 10/01/2018 BY TWA Total Acres: 0.00 Total Land Value: 33,705 Market: 0 Agricultural: 0 Common: 33,705 PRINTED 08/02/2023 BY SYS