NW1/2 OF LOT 12
IN OR 2473/1133
LINCOLN SUB

SANBORN ZACHARY D
371102 OXFORD ST
HILLIARD, FL 32046

**2023**

**05-3N-24-2340-0012-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

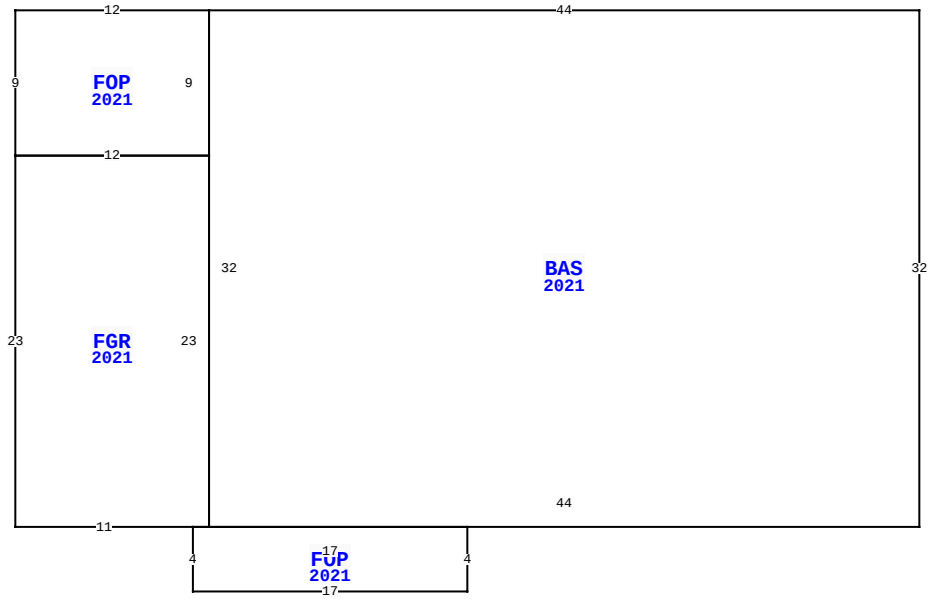
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 6001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,408 | 100 | 1,408 | 168,439 |
| FGR | 276 | 55 | 152 | 18,184 |
| FOP | 68 | 30 | 20 | 2,393 |
| FOP | 108 | 30 | 32 | 3,828 |
| TOTALS | 1,860 | | 1,612 | 192,844 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,612 | 132.5490 | 119.63 | 192,844 | 2021 | 2021 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 100% - 2023 Heated Area: 1408 HX Base Yr 2023




371102 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 | | 192,844 |
| TOTAL MARKET OB/XF VALUE | | 4,068 |
| TOTAL LAND VALUE - MARKET | | 31,813 |
| TOTAL MARKET VALUE | | 228,725 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 228,725 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 178,725 |
| TOTAL JUST VALUE | | 228,725 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 194,401 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20210000 | CO ISSUED | 0 | 06/03/2021 |
| 20210000 | NEW CONSTR | 0 | 01/12/2021 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2473/1133 | 6/24/2021 | WD | Q | I | 01 | 210,000 |
| GRANTOR: INTACT CONSTRUCTION M | | | | | | |
| GRANTEE: SANBORN ZACHARY D | | | | | | |
| 2473/1131 | 6/24/2021 | WD | U | V | 11 | 100 |
| GRANTOR: BUCHANAN BENJAMIN & S | | | | | | |
| GRANTEE: INTACT CONSTRUCTION | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2021] W44 FOP=[YR=2021] W12 S9 FGR=[YR=2021] S23 E11 FOP=[YR=2021] S4 E17 N4 W17$ E1 N23 W12$ E12 N9$ S32 E44 N32$.

### 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,017.00 | SF | 4.00 | 4.00 | 100 | 2021 | 2021 | 3 | 100 | 4,068 | |

### LAND DESCRIPTION

TOTAL OB/XF 4,068

| 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 | 100 | 0006 | R3 | 93.00 | 420.00 | 93.02 | FF | 4 | 1.14 | 1.00 | 1.14 | 300.00 | 342.00 | 31,813 | | | | | | | |

REVIEW DATE 07/22/2021 BY TW Total Acres: 0.00 Total Land Value: 31,813 Market: 0 Agricultural: 0 Common: 31,813 PRINTED 08/02/2023 BY SYS