PT OF E1/2 OF LOT 14
PT OR 710/569
(EX S-3 & S-4)

MCCONNELL CRIS W
37321 MILL STREET
HILLIARD, FL 32046-6805

2023

05-3N-24-2340-0014-0010

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 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	07	RAD ELEC 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	01	Quality Level 01

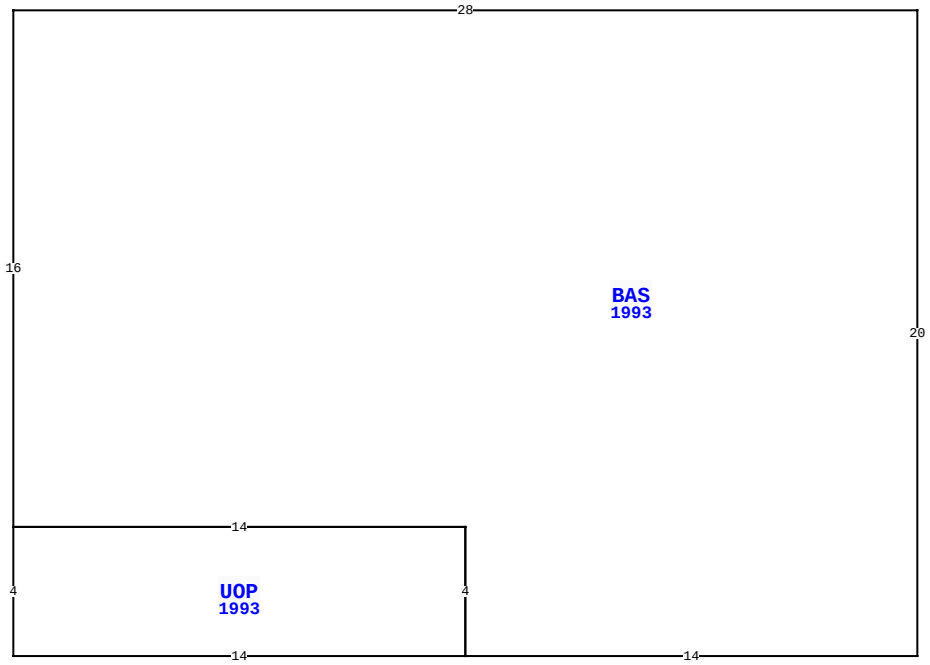
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100	504	32,362
UOP	56	20	11	706
TOTALS	560		515	33,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	515	92.7000	83.66	43,085	1958	1958	0	0	0	23.25	76.75

1 SINGLE FAM – 0% - 0 Heated Area: 504 HX Base Yr



371168 OXFORD ST, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	33,068
TOTAL MARKET OB/XF VALUE	126
TOTAL LAND VALUE - MARKET	26,145
TOTAL MARKET VALUE	59,339
SOH/AGL Deduction	7,119
ASSESSED VALUE	52,220
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,220
TOTAL JUST VALUE	59,339
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110238	ELEC OTHER	1	10/05/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0710/0569	8/01/1994	WD	U	I	01	39,100
GRANTOR: MCCONNELL IVOR & CRIS						
GRANTEE: MCCONNELL IVOR & CR						
0287/0283	2/01/1979	WD	Q	V		1,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S16 UOP=[YR=1993] S4 E14 N4 W14 $ E14 S4 E14 N20 $.

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	1242	WD DECK A	0	0	14	6	84.00	SF	7.50	7.50	100	1988	1988	3	20	126	

LAND DESCRIPTION

TOTAL OB/XF 126

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	126.00	105.00	FF	4	0.83	1.00	0.83	300.00	249.00	26,145							

REVIEW DATE 10/01/2018 BY TWA Total Acres: 0.00 Total Land Value: 26,145 Market: 0 Agricultural: 0 Common: 26,145 PRINTED 08/02/2023 BY SYS