PT LOTS 6,7 PT SE1/4 OF NE1/4
SEC 5-3N-24E
PLEASANT PARK PBK 2/21

WELCH JACOB LEROY & TAMMY JEAN
37089 PLEASANT PARK LANE
HILLIARD, FL 32046

**2023**

**05-3N-24-2360-0007-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

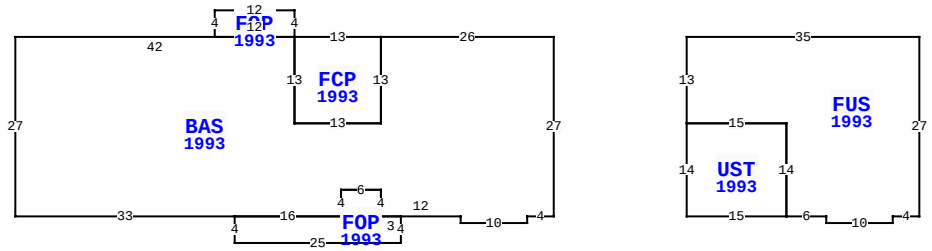
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 70 |
| Exterior Wall | 19 | COMMON BRK 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 70 |
| Interior Wall | 04 | PLYWOOD 30 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,004 | 100 | 2,004 | 173,748 |
| FCP | 169 | 25 | 42 | 3,641 |
| FOP | 48 | 30 | 14 | 1,214 |
| FOP | 124 | 30 | 37 | 3,208 |
| FUS | 745 | 100 | 745 | 64,592 |
| UST | 210 | 45 | 94 | 8,150 |
| TOTALS | 3,300 | | 2,936 | 254,554 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,936 | 96.0680 | 114.08 | 334,939 | 1960 | 1980 | 0 | 0 | 0 | 24.00 | 76.00 |

1 SNGL FAM – 0% - 2023 Heated Area: 2749 HX Base Yr




37089 PLEASANT PARK LN, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 254,554 |
| TOTAL MARKET OB/XF VALUE | 25,663 |
| TOTAL LAND VALUE - MARKET | 83,394 |
| TOTAL MARKET VALUE | 363,611 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 363,611 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 363,611 |
| TOTAL JUST VALUE | 363,611 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 305,184 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E21686 | ELEC OTHER | 0 | 03/01/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2568/1724 | 6/01/2022 | SW | Q | I | 01 | 445,000 |
| GRANTOR: KIMBERLY'S REAL ESTAT | | | | | | |
| GRANTEE: WELCH JACOB LEROY & | | | | | | |
| 2169/1833 | 1/09/2018 | QC | U | I | 11 | 100 |
| GRANTOR: LEE JOAN DAVIS ET AL | | | | | | |
| GRANTEE: KIMBERLY'S REAL EST | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W26 FCP=[YR=1993] W13 FOP=[YR=1993] N4 W12 S4 E12$ S13 E13 N13$ S13 W13 N13 W42 S27 E33 FOP=[YR=1993] S4 E25 N4 W3 N4 W6 S4 W16$ E16 N4 E6 S4 E12 S1 E10 N1 E4 N27$ PTR=E20 FUS=[YR=1993] E35 S27 W4 S1 W10 N1 W6 UST=[YR=1993] W15 N14 E15 S14$ N14 W15 N13$ W20$.

## 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 | 0511 | GARAGE CB- | 0 | 0 | 12 | 19 | 228.00 | SF | 30.00 | 30.00 | 100 | 1969 | 1969 | 3 | 21 | 1,436 | |
| 3 | 0510 | GARAGE WD- | 0 | 0 | 0 | 0 | 570.00 | SF | 26.95 | 26.95 | 100 | 1980 | 1980 | 3 | 20 | 3,072 | |
| 4 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 611.00 | SF | 3.64 | 3.64 | 100 | 1970 | 1970 | 3 | 22 | 489 | |
| 6 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 5,866.00 | SF | 4.00 | 4.00 | 100 | 1990 | 1990 | 3 | 62 | 14,548 | |
| 7 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 2,467.00 | SF | 4.00 | 4.00 | 100 | 1990 | 1990 | 3 | 62 | 6,118 | |

## LAND DESCRIPTION

TOTAL OB/XF 25,663

| 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 | 000115 | C | SFR ACRES | 0 | 0004 | CI | 0.00 | 0.00 | 36,596.00 | SF | | 1.00 | 1.00 | 1.00 | 1.50 | 1.50 | 54,894 | | | | | | | |
| 2 | 000000 | C | VAC RES | 0 | | OR | 0.00 | 0.00 | 0.95 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 28,500 | | | | | | | |

REVIEW DATE 09/06/2022 BY TWA Total Acres: 0.95 Total Land Value: 83,394 Market: 0 Agricultural: 0 Common: 83,394 PRINTED 08/02/2023 BY SYS