BLK 11 PT OF LOT 2 IN
OR 405/371 (EX PT IN
OR 1825/870)

GUYNN CLARA
PO BOX 777
HILLIARD, FL 32046-0777

2023

08-3N-24-2380-0011-0024

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

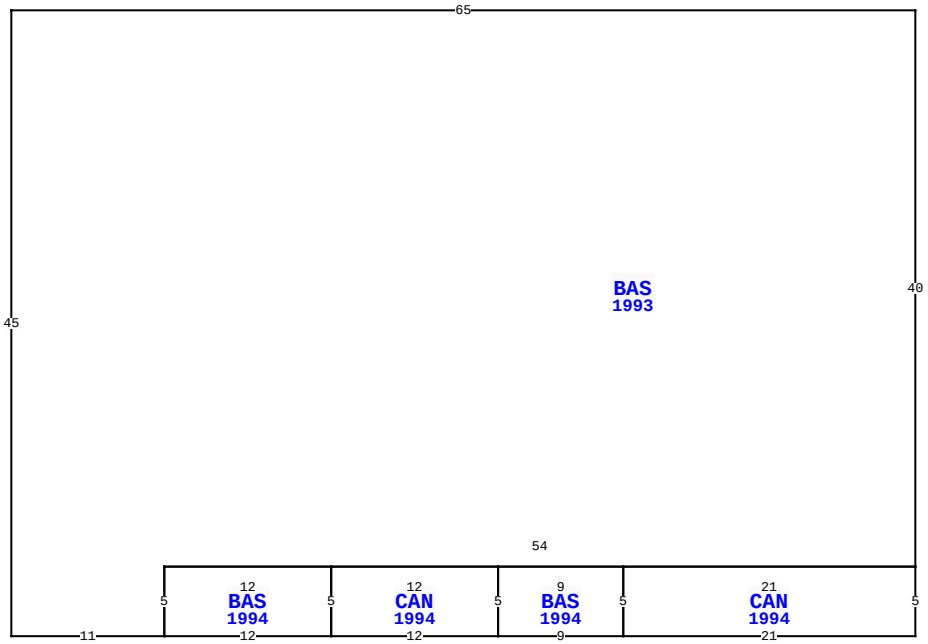
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,655	100	2,655	74,140
BAS	45	100	45	1,257
BAS	60	100	60	1,676
CAN	60	30	18	503
CAN	105	30	32	894
TOTALS	2,925		2,810	78,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1701	04	2,810	89.3880	126.93	356,673	1990	1990	10	0	30	38.00	22.00

1 OFFICE 1&2 – 0% - 0 Heated Area: 2760 HX Base Yr



37514 W FIRST ST, HILLIARD

BLD DATE	12/09/2019	KK	LGL DATE	
XF DATE	12/09/2019	KKA	LAND DATE	12/09/2019 KKA
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	78,468
TOTAL MARKET OB/XF VALUE	1,241
TOTAL LAND VALUE - MARKET	23,192
TOTAL MARKET VALUE	102,901
SOH/AGL Deduction	15,707
ASSESSED VALUE	87,194
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,194
TOTAL JUST VALUE	102,901
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120215	SIGN	40	02/27/2012
20120008	OTHER	0	01/18/2012
	XFOB	15,000	02/28/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0405/0371	11/01/1983	WD	Q	I		27,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 S45 E11 BAS=[YR=1994] E12 CAN=[YR=1994] E12 BAS=[YR=1994] E9 CAN=[YR=1994] E21 N5 W21 S5$ N5 W9 S5$ N5W12 S5$ N5 W12 S5$ N5 E54 N40$.

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
5	0811	CONCRETE B	0	0	0	0	385.00	SF	5.20	5.20	100	1990	1990	3	62	1,241	

TOTAL OB/XF 1,241

LAND DESCRIPTION

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	001700	C	1STORY OFF	0	0006	C-1	0.00	0.00	7,730.50	SF		1.00	1.00	1.00	3.00	3.00	23,192							

REVIEW DATE 12/09/2019 BY KKA Total Acres: 0.00 Total Land Value: 23,192 Market: 0 Agricultural: 0 Common: 23,192 PRINTED 08/02/2023 BY SYS