

BLK 13 W1/2 OF LOT 3 OF
TOWN OF HILLIARD S/D PBK 1-28
& LOTS 10,11,12,13 & 14 OF

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2023

08-3N-24-2380-0013-0032



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 80
Interior Floo	14	CARPET 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	20	100
Frame	03	MASONRY 100
Story Height		10 100
RMS		15 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	8600/COUNTY	

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	6001.00		
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,058	100	5,058	626,121
CAN	78	30	23	2,847
CAN	92	30	28	3,466
CAN	92	30	28	3,466

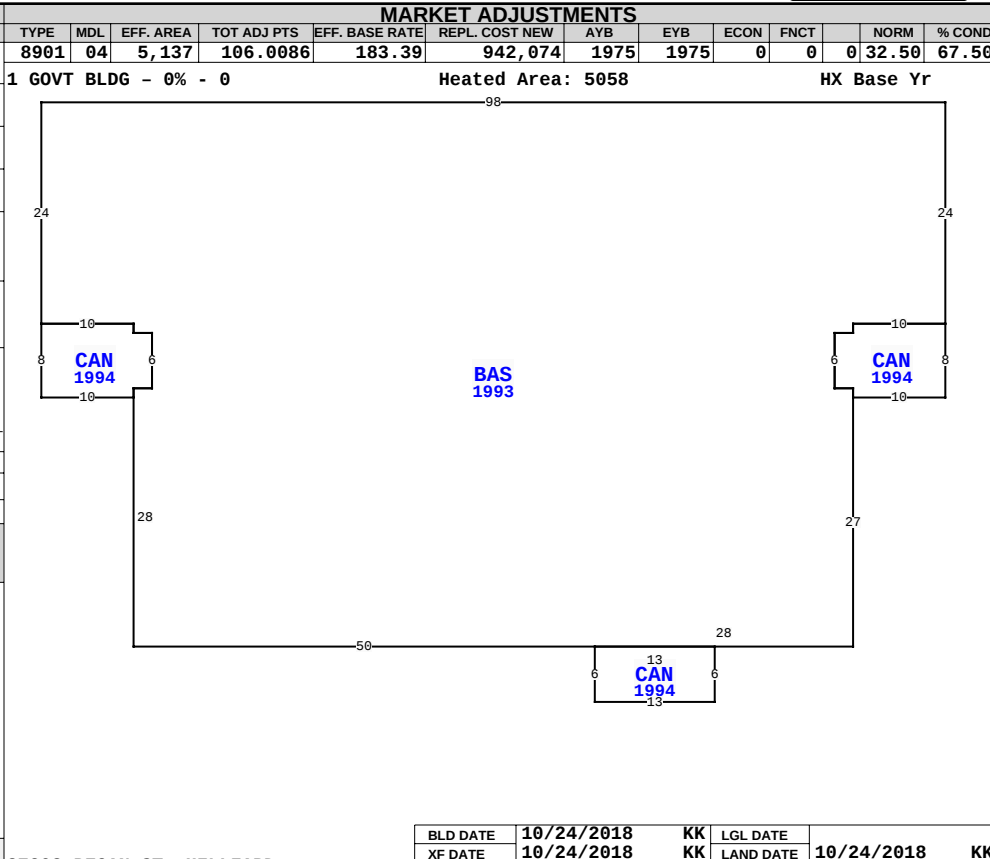
TOTALS	5,320		5,137	635,900
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EXTRA FEATURES

L N	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	0	0	0	1,457.00	SF	4.00	4.00	100	1975	1975	3	27	1,574	
2	0803	ASPHALT C	0	0	0	0	12,690.00	SF	2.00	2.00	100	1975	1975	3	50	12,690	
3	0424	CL FNC 6'	0	0	0	0	39.00	LF	20.00	20.00	100	2005	2005	3	69	538	
4	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	69	414	
5	0803	ASPHALT C	0	0	0	0	1,890.00	SF	2.00	2.00	100	1985	1985	3	50	1,890	
6	0940	SHEDS/PORT	0	0	7	6	42.00	SF	30.00	30.00	100	2018	2018	3	86	1,084	
7	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100	2014	2014	3	97	218	
8	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	2005	2005	3	69	2,146	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	008600	C	COUNTY	0	0006	C-1	105.00	210.00	46,175.00	SF		1.00	1.00	1.00	1.75	1.75	80,806							



37203 PECAN ST, HILLIARD

BLD DATE	10/24/2018	KK	LGL DATE	
XF DATE	10/24/2018	KK	LAND DATE	10/24/2018
INC DATE			AG DATE	

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NASSAU COUNTY PROPERTY										PAGE 1 of 2		3
VALUATION SUMMARY												
0 VALUATION BY												
Tax Group: 3					Tax Dist:					STANDARD		
BUILDING MARKET VALUE										887,210		
TOTAL MARKET OB/XF VALUE										20,554		
TOTAL LAND VALUE - MARKET										80,806		
TOTAL MARKET VALUE										988,570		
SOH/AGL Deduction										405,176		
ASSESSED VALUE										583,394		
TOTAL EXEMPTION VALUE					03					583,394		
BASE TAXABLE VALUE										0		
TOTAL JUST VALUE										988,570		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										731,584		
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