

BLOCK 18 PT OF LOT 4
IN OR 2389/197
TOWN OF HILLIARD

CRAY CYNTHIA D
37075 WEST 4TH ST
HILLIARD, FL 32046

2023

08-3N-24-2380-0018-0041



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	15	CONC BLOCK 100	0100	01	1,651	103.0000	92.96	153,477	1960	1967	0	0	0	29.25	70.75	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022													Heated Area: 1296 HX Base Yr 2022									
Roof Cover	12	MODULAR MT 100														Tax Group: 3 Tax Dist:									
Interior Wall	05	DRYWALL 90														BUILDING MARKET VALUE 108,585									
Interior Wall	04	PLYWOOD 10														TOTAL MARKET OB/XF VALUE 2,491									
Interior Floo	14	CARPET 90														TOTAL LAND VALUE - MARKET 21,000									
Interior Floo	08	SHT VINYL 10														TOTAL MARKET VALUE 132,076									
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 15,160									
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 116,916									
Bedrooms	3	100														TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms	2	100														BASE TAXABLE VALUE 66,916									
Frame	03	MASONRY 100														TOTAL JUST VALUE 132,076									
Stories	1.	1. 100	NCON VALUE 0																						
Units	0	100	INCOME VALUE																						
BUD8 Adjustme	03	DIST HI 100	PREVIOUS YEAR MKT VALUE 113,619																						
Occupancy	00	NONE 100																							
Quality			03	Quality Level 03																					
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	1,296	100	1,296	85,237																					
FCP	288	25	72	4,735																					
FEP	336	80	269	17,692																					
FOP	48	30	14	920																					
TOTALS			1,968	1,651	108,585																				
EXTRA FEATURES			37075 W FOURTH ST, HILLIARD																						
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	1977	1977	3	42	1,470										
3	0810	CONCRETE A	0	100	0	0	189.00	SF	6.50	100	1960	1960	3	20	246										
4	0810	CONCRETE A	0	100	0	0	159.00	SF	6.50	100	1997	1997	3	75	775										
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	000100	C	SFR	100	0006	R2	70.00	100.00	70.00	FF		1.00	1.00	1.00	300.00	300.00	21,000								
REVIEW DATE 06/28/2018 BY TWX Total Acres: 0.00 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 08/02/2023 BY SYS																									