BLOCK 18 PT OF LOT 4
IN OR 727 PG 831
TOWN OF HILLIARD

LARGIN JAMES A EST
C/O TERRY LARGIN, 37039 W 4TH STREET
HILLIARD, FL 32046

2023

08-3N-24-2380-0018-0044

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

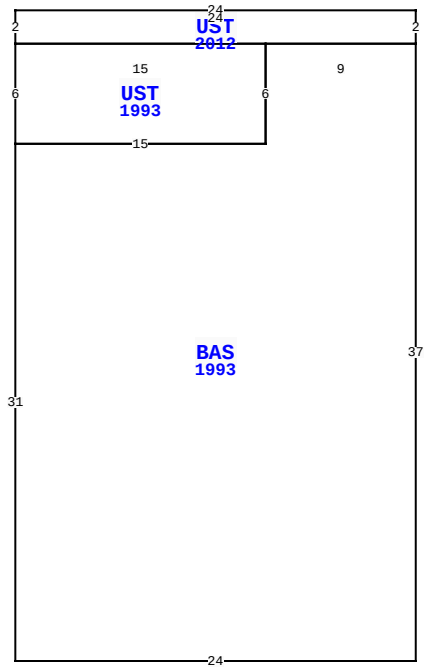
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	798	100	798	52,557
UST	90	45	40	2,634
UST	48	45	22	1,449
TOTALS	936		860	56,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	860	106.9200	96.50	82,990	1924	1924	0	0	0	31.75	68.25

1 SINGLE FAM – 0% - 0 Heated Area: 798 HX Base Yr



37039 W FOURTH ST, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	56,641
TOTAL MARKET OB/XF VALUE	972
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	75,613
SOH/AGL Deduction	7,747
ASSESSED VALUE	67,866
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,866
TOTAL JUST VALUE	75,613
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
08 092	REMODEL	4,000	06/16/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0727/0831	4/10/1995	QC	U	I	01	5,000

GRANTOR: LARGIN TERRY WAYNE
GRANTEE: LARGIN JAMES A

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2012] W24 S2 UST=[YR=1993] S6 BAS=[YR=1993] S31 E24 N37 W9 S6 W15$ E15 N6 W15$ E24 N2$.

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	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2005	2005	3	27	972	

LAND DESCRIPTION

TOTAL OB/XF 972

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	R2	60.00	100.00	60.00	FF		1.00	1.00	1.00	300.00	300.00	18,000							

REVIEW DATE 06/28/2018 BY TWX Total Acres: 0.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 08/02/2023 BY SYS