BLOCK 41 N 1/2 OF LOT 2
MAP OF HILLIARD PB 1/28

WOODLE BRIAN M & KAYLA M
37487 ORANGE ST
HILLIARD, FL 32046

2023

08-3N-24-2380-0041-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

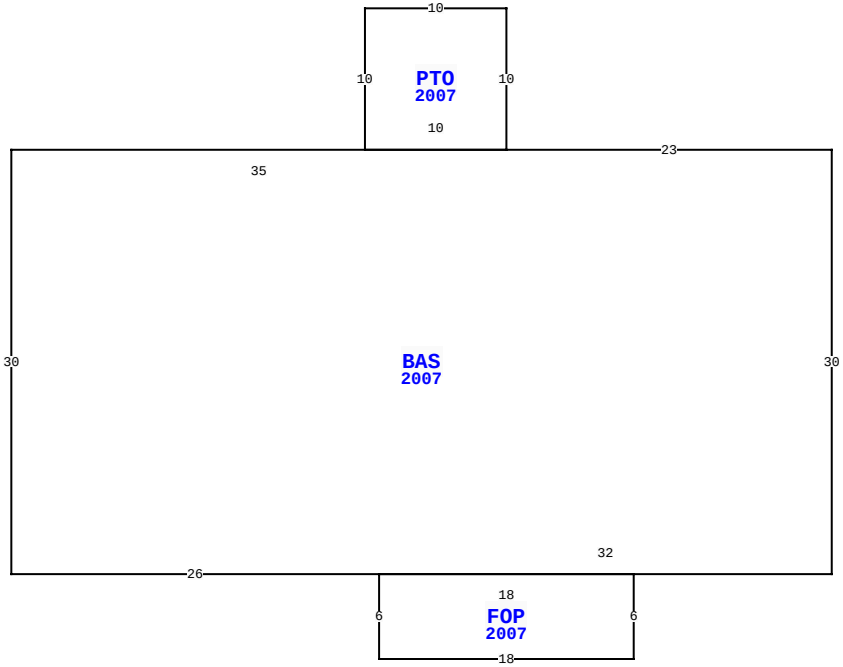
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,740	100	1,740	183,768
FOP	108	30	32	3,380
PTO	100	5	5	528
TOTALS	1,948		1,777	187,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,777	122.5400	110.59	196,518	2007	2012	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1740 HX Base Yr 2020



37487 ORANGE ST, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		187,675
TOTAL MARKET OB/XF VALUE		4,970
TOTAL LAND VALUE - MARKET		31,500
TOTAL MARKET VALUE		224,145
SOH/AGL Deduction		59,721
ASSESSED VALUE		164,424
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		114,424
TOTAL JUST VALUE		224,145
NCON VALUE		3,720
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0609132	CO ISSUED	0	01/01/2007
0609132	NEW CONSTR	0	01/01/2007
0609129	ELEC OTHER	0	07/25/2006
0609130	ELEC OTHER	0	07/25/2006
0609131	ELEC OTHER	0	07/25/2006
0609132	NEW CONSTR	94,130	07/25/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2648/756	6/02/2023	WD	Q	I	01	320,000
GRANTOR: FELCH RYAN & JESSICA						
GRANTEE: WOODLE BRIAN M & KA						
2320/0619	11/15/2019	WD	Q	I	01	200,000
GRANTOR: WEST LAWRENCE WALDO J						
GRANTEE: FELCH RYAN & JESSIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W23 PTO=[YR=2007] N10 W10 S10 E10$ W35 S30 E26
FOP=[YR=2007] S6 E18 N6 W18$ E32 N30$.

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
2	0810	CONCRETE A	0	100	18	12	216.00	SF	6.50	6.50	100	2007	2007	3	89	1,250	
3	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2020	2020	3	93	3,720	

LAND DESCRIPTION

TOTAL OB/XF 4,970

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	100	0005	R2	105.00	210.00	105.00	FF		1.00	1.00	1.00	300.00	300.00	31,500							

REVIEW DATE 01/30/2023 BY WWA Total Acres: 0.00 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 08/02/2023 BY SYS