

BLOCK 41 S1/2 OF LOT 2  
IN OR 1327/787 MILITARY  
TOWN OF HILLIARD

ISOM MAGGIE G & ANTONIO  
37380 WEST FOURTH ST  
HILLIARD, FL 32046

2023

08-3N-24-2380-0041-0021



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 60   |
| Exterior Wall            | 20 | FACE BRICK 40  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 60      |
| Interior Floo            | 11 | CLAY TILE 40   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 3  | 100            |
| Bathrooms                | 2  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| Occupancy                | 00 | NONE 100       |

Quality 04 Quality Level 04

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       | 1,543            | 100         | 1,543        | 148,728              |
| FGR       | 477              | 55          | 262          | 25,254               |
| FOP       | 91               | 30          | 27           | 2,602                |
| FOP       | 123              | 30          | 37           | 3,566                |

TOTALS 2,234 1,869 180,151

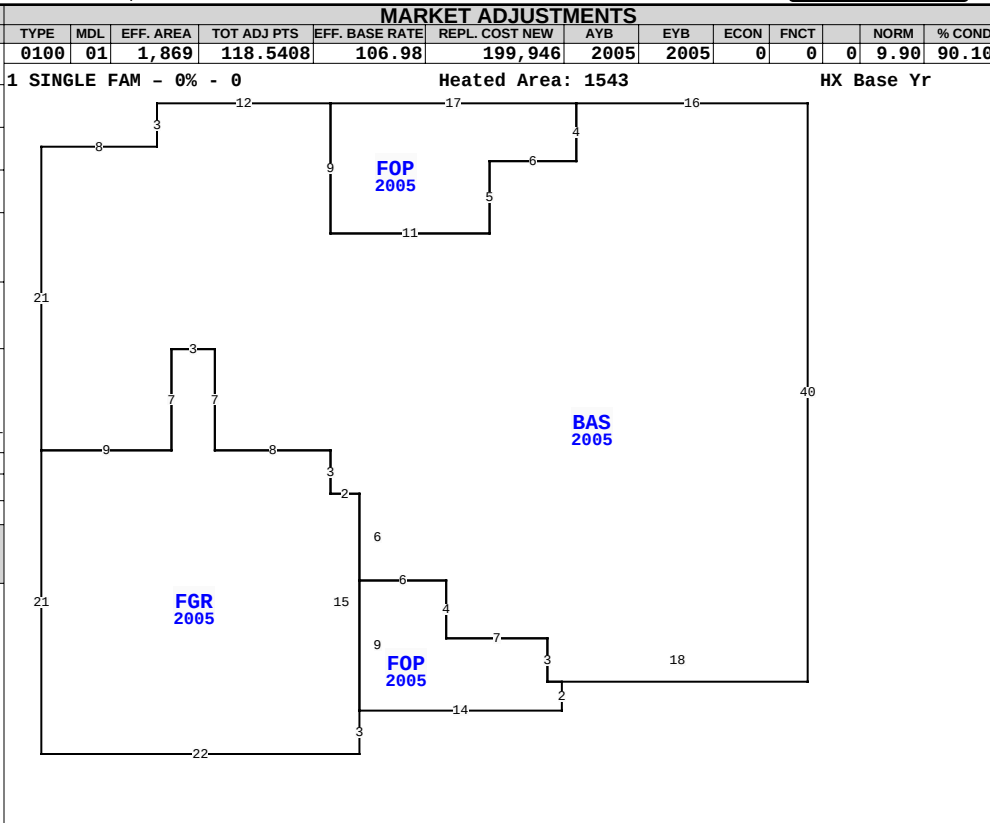
#### EXTRA FEATURES

| 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   | 0811       | CONCRETE B  | 0   | 0   | 0  | 0  | 977.00 | SF | 5.20  | 5.20           | 100       | 2005    | 2005        | 3 | 87     | 4,420           |       |
| 2   | 1242       | WD DECK A   | 0   | 0   | 16 | 8  | 128.00 | SF | 7.50  | 7.50           | 100       | 2009    | 2009        | 3 | 45     | 432             |       |
| 3   | 0940       | SHEDS/PORT  | 0   | 0   | 40 | 12 | 480.00 | SF | 30.00 | 30.00          | 100       | 2017    | 2017        | 3 | 82     | 11,808          |       |

#### 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                  | 0   | 0006 | 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



37380 W FOURTH ST, HILLIARD

| TOTAL OB/XF 16,660 |          |     |                      |     |      |          |        |        |             |           |     |          |        |         |            |                |
|--------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| 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 |
| 1                  | 000100   | C   | SFR                  | 0   | 0006 | R2       | 105.00 | 210.00 | 105.00      | FF        |     | 1.00     | 1.00   | 1.00    | 300.00     | 300.00         |

Total Acres: 0.00

Total Land Value: 31,500

Market: 0

Agricultural: 0

Common: 31,500

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#### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| 0100 | 01  | 1,869     | 118.5408    | 106.98         | 199,946        | 2005 | 2005 | 0    | 0    | 9.90 | 90.10  |

#### NASSAU COUNTY PROPERTY

| VALUATION SUMMARY         |  | PAGE 1 of 1 | 3 |
|---------------------------|--|-------------|---|
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 3              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 180,151     |   |
| TOTAL MARKET OB/XF VALUE  |  | 16,660      |   |
| TOTAL LAND VALUE - MARKET |  | 31,500      |   |
| TOTAL MARKET VALUE        |  | 228,311     |   |
| SOH/AGL Deduction         |  | 20,532      |   |
| ASSESSED VALUE            |  | 207,779     |   |
| TOTAL EXEMPTION VALUE     |  | 0           |   |
| BASE TAXABLE VALUE        |  | 207,779     |   |
| TOTAL JUST VALUE          |  | 228,311     |   |
| NCON VALUE                |  | 11,808      |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 184,841     |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 20090098   | ELEC OTHER  | 0   | 11/18/2009 |

#### SALES DATA

| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| 1327/0787         | 6/21/2005 | WD        | Q   | I   |        | 154,900    |

GRANTOR: GUYNN SHELTON J

GRANTEE: ISOM MAGGIE G & ANT

#### BUILDING NOTES

#### BUILDING DIMENSIONS

BAS=[YR=2005] W16 FOP=[YR=2005] W17 S9 E11 N5 E6 N4\$ S4 W6 S5 W11 N9 W12 S3 W8 S21 FGR=[YR=2005] S21 E22 N3 FOP=[YR=2005] E14 N2 W1 N3 W7 N4 W6 S9\$ N15 W2 N3 W8 N7 W3 S7 W9\$ E9 N7 E3 S7 E8 S3 E2 S6 E6 S4 E7 S3 E18 N40\$ .