BLOCK 43 N70 FT OF LOT 3
TOWN OF HILLIARD

34M STREET LLC
1350 TANGERINE DRIVE
FRUIT COVE, FL 32259

2023

08-3N-24-2380-0043-0031

BUILDING CHARACTERISTICS

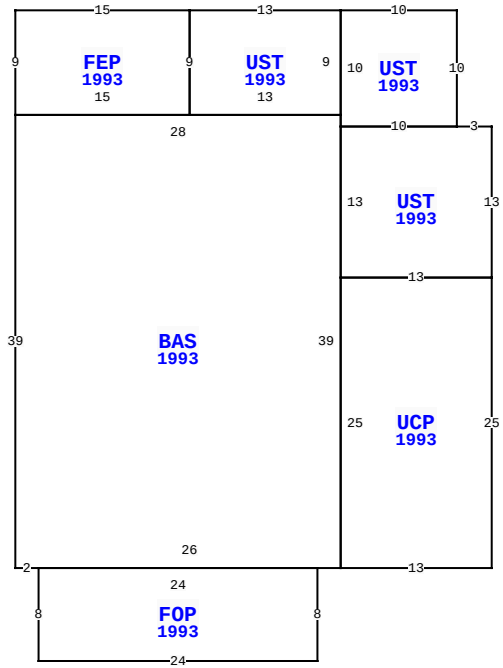
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1,092	100	1,092	77,719
FEP	135	80	108	7,686
FOP	192	30	58	4,128
UCP	325	20	65	4,626
UST	100	45	45	3,203
UST	117	45	53	3,772
UST	169	45	76	5,409
TOTALS	2,130		1,497	106,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,497	95.8800	86.53	129,535	1924	1980	0	0	0	17.75	82.25

1 SINGLE FAM – 0% - 2023 Heated Area: 1092 HX Base Yr



37445 ORANGE ST, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	106,543
TOTAL MARKET OB/XF VALUE	4,107
TOTAL LAND VALUE - MARKET	21,000
TOTAL MARKET VALUE	131,650
SOH/AGL Deduction	0
ASSESSED VALUE	131,650
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	131,650
TOTAL JUST VALUE	131,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220264	REPAIR/RRF	0	08/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2585/0522	8/17/2022	WD	U	I	37	98,000
GRANTOR: TAYLOR JASON						
GRANTEE: 34M STREET LLC						
2042/0100	11/23/2015	QC	U	I	11	100
GRANTOR: TAYLOR JASON & VETTA						
GRANTEE: TAYLOR JASON						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W3 UST=[YR=1993] N10 W10 UST=[YR=1993] W13 FEP=[YR=1993] W15 S9 BAS=[YR=1993] S39 E2 FOP=[YR=1993] S8 E24 N8 W24$ E26 UCP=[YR=1993] E13 N25 W13 S25$ N39 W28$ E15 N9$ S9 E13 N9$ S10 E10$ W10 S13 E13 N13$.

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	0810	CONCRETE A	0	0	0	0	718.00	SF	6.50	6.50	100	2006	2006	3	88	4,107	

LAND DESCRIPTION

TOTAL OB/XF 4,107

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	70.00	210.00	70.00	FF		1.00	1.00	1.00	300.00	300.00	21,000							

REVIEW DATE 11/02/2022 BY WWX Total Acres: 0.00 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 08/02/2023 BY SYS