

BLOCK 58 W1/2 OF LOT 1 &
PT OF LOT 2
IN OR 1374/815 & OR 1974/1648

HERRING W DANIEL & LYNDA R
37204 WEST THIRD STREET
HILLIARD, FL 32046

2023

08-3N-24-2380-0058-0021



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	PAGE 1 of 1 3															
Exterior Wall	05	AVERAGE 70	0100	01	1,812	106.9000	96.48	174,822	1960	1965	0	0	0	26.26	73.74	VALUATION BY STANDARD														
Exterior Wall	20	FACE BRICK 30	1 SINGLE FAM - 100% - 2007													Heated Area: 1690 HX Base Yr 2007														
Roof Structure	03	GABLE/HIP 100															VALUATION SUMMARY													
Roof Cover	03	COMP SHNGL 100															Tax Group: 3 Tax Dist:													
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE 128,914													
Interior Floor	14	CARPET 80															TOTAL MARKET OB/XF VALUE 5,624													
Interior Floor	08	SHT VINYL 20															TOTAL LAND VALUE - MARKET 55,350													
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 189,888													
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 97,896													
Bedrooms	3	100															ASSESSED VALUE 91,992													
Bathrooms	2	100															TOTAL EXEMPTION VALUE HX HB 50,000													
Frame	03	MASONRY 100															BASE TAXABLE VALUE 41,992													
Stories	1.	1. 100	TOTAL JUST VALUE 189,888																											
Units	0	100	NCON VALUE 0																											
BUD8 Adjustme	03	DIST HI 100	INCOME VALUE																											
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 164,774																											
Quality	03	Quality Level 03															PERMIT NUM DESCRIPTION AMT ISSUED													
DOR CODE	0100	SINGLE FAMILY															20210167 NEW ROOF 0 08/17/2021													
MAP NUM		MKT AREA															0303029 REPAIR/RRF 2,500 03/11/2003													
NEIGHBORHOOD/LOC	6001.00																SALES DATA													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE															TOT ADJ AREA	SUBAREA MARKET VALUE	OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE											
BAS	1,690	100															1,690	120,234	1374/0815 12/15/2005 WD Q I 112,000											
FCP	486	25	122	8,680	GRANTOR: ARMSTRONG VIVIAN W																									
TOTALS	2,176		1,812	128,914	GRANTEE: HERRING W DANIEL &																									
EXTRA FEATURES					37204 W THIRD ST, HILLIARD												GRANTOR: ARMSTRONG RICHARD R													
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	GRANTEE: ARMSTRONG VIVIAN W														
2	0510	GARAGE WD-	0	100	20	32		640.00	SF	35.00					4,480		BUILDING NOTES													
3	0681	POLE SHED	0	100	9	8		72.00	SF	15.00					216		BUILDING DIMENSIONS													
4	0810	CONCRETE A	0	100	0	0		126.00	SF	6.50					508		FCP=[YR=2003] W27 S18 BAS=[YR=1993] W33 S27 E46 S5 E14 N32 W27\$ E27 N18\$.													
5	0681	POLE SHED	0	100	20	7		140.00	SF	15.00					420															
LAND DESCRIPTION					TOTAL OB/XF 5,624																									
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	100.00	150.00	100.00	FF	4	0.90	1.00	0.90	300.00	270.00	27,000													
2	000100	C	SFR	100	0006	R2	105.00	150.00	105.00	FF	4	0.90	1.00	0.90	300.00	270.00	28,350													
REVIEW DATE 11/09/2021 BY TWX Total Acres: 0.00 Total Land Value: 55,350 Market: 0 Agricultural: 0 Common: 55,350 PRINTED 08/02/2023 BY SYS																														