BLOCK 61 LOT 2
IN OR 1039/564
TOWN OF HILLIARD

SHARP DANIELL AVANITA
1620 N PEARL ST
JACKSONVILLE, FL 32206

2023

08-3N-24-2380-0061-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

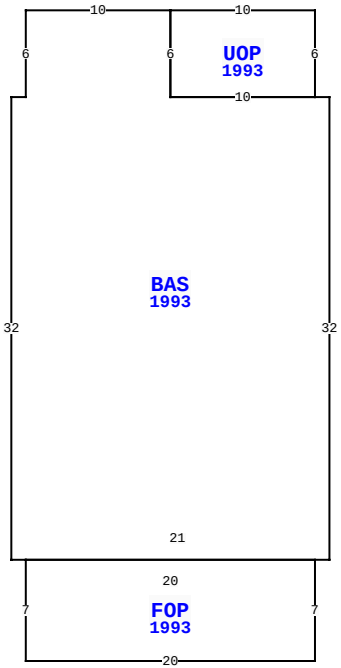
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 80
Interior Wall	04	PLYWOOD 20
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	764	100	764	21,966
FOP	140	30	42	1,208
UOP	60	20	12	345
TOTALS	964		818	23,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	UC	NORM	% COND
0100	01	818	79.6400	71.88	58,798	1932	1932	0	0	40	29.75	40.00

1 SINGLE FAM – 0% - 0 Heated Area: 764 HX Base Yr



37785 OXFORD ST, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	23,519
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	63,000
TOTAL MARKET VALUE	86,519
SOH/AGL Deduction	17,318
ASSESSED VALUE	69,201
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,201
TOTAL JUST VALUE	86,519
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1039/0564	2/22/2002	QC	U	I	01	100
GRANTOR: KILLINGS MARY SHARP						
GRANTEE: SHARP DANIELL AVANI						
0846/1817	8/31/1998	PR	U	I	01	100
GRANTOR: KILLINGS MARY SHARP P						
GRANTEE: KILLINGS MARY SHARP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 UOP=[YR=1993] N6 W10 S6 E10$ W10 N6 W10 S6 W1 S32 E1 FOP=[YR=1993] S7 E20 N7 W20$ E21 N32 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	R3	210.00	210.00	210.00	FF		1.00	1.00	1.00	300.00	300.00	63,000							

REVIEW DATE 10/01/2018 BY TWA Total Acres: 0.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 08/02/2023 BY SYS