BLOCK 62 LOT 4
IN OR 625/1228
TOWN OF HILLIARD

ROSS KATHLEEN
PO BOX 1202
HILLIARD, FL 32046-1202

2023

08-3N-24-2380-0062-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

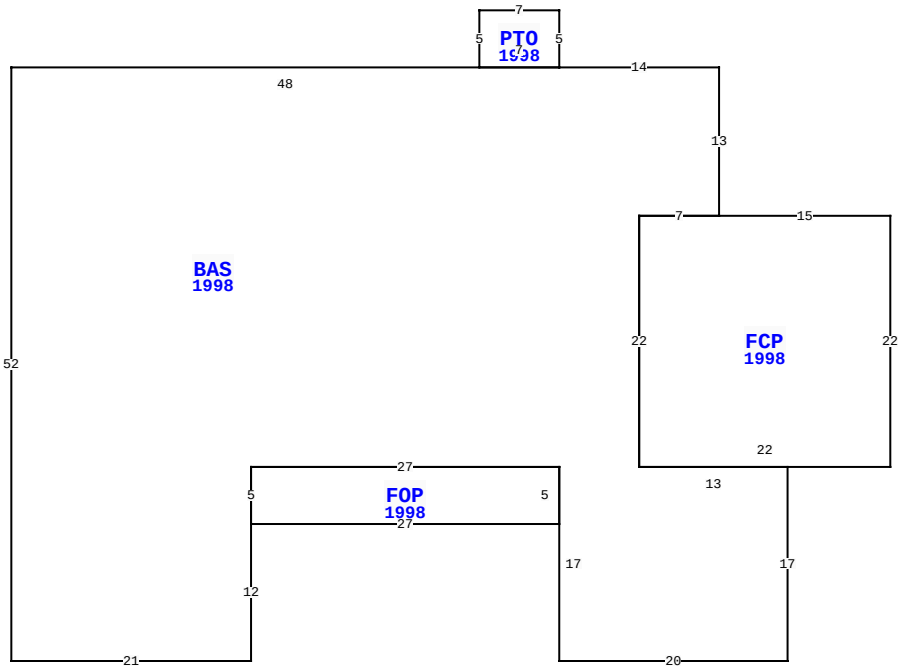
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,713	100	2,713	213,876
FCP	484	25	121	9,539
FOP	135	30	40	3,153
PTO	35	5	2	158
TOTALS	3,367		2,876	226,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,876	98.9820	89.33	256,913	1998	1998	0	0	0	11.75	88.25

1 SINGLE FAM – 100% - 1999 Heated Area: 2713 HX Base Yr 1999



37274 W SIXTH 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		226,726
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		289,726
SOH/AGL Deduction		122,298
ASSESSED VALUE		167,428
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		117,428
TOTAL JUST VALUE		289,726
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0625/1228	5/09/1991	WD	Q	V		7,500

GRANTOR: GIBSON LOIS
GRANTEE: ROSS KATHLEEN

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1998] W15 BAS=[YR=1998] N13 W14 PTO=[YR=1998] N5 W7 S5 E7 $ W48 S52 E21 N12 FOP=[YR=1998] E27 N5 W27 S5 $ N5 E27 S17 E20 N17 W13 N22 E7 $ W7 S22 E22 N22 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0003	R3	210.00	210.00	210.00	FF		1.00	1.00	1.00	300.00	300.00	63,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 08/02/2023 BY SYS