BLOCK 73 E1/2 OF LOT 2
IN OR 80 PG 367
TOWN OF HILLIARD

ANDERSON MARGUERITE
37485 WEST 6TH STREET
HILLIARD, FL 32046-8836

2023

08-3N-24-2380-0073-0021

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

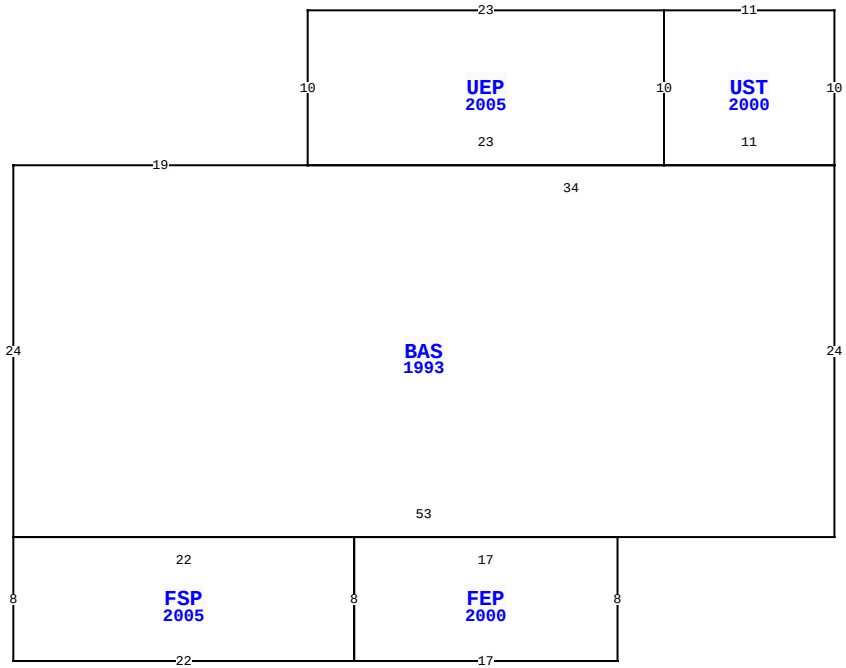
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		5 100
Bathrooms		1 100
Frame	02	WOOD 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	1,272	100	1,272	77,800
FEP	136	80	109	6,667
FSP	176	40	70	4,281
UEP	230	60	138	8,441
UST	110	45	50	3,059
TOTALS	1,924		1,639	100,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,639	98.9400	89.29	146,346	1960	1965	0	0	10	21.50	68.50

1 SINGLE FAM – 100% - 0 Heated Area: 1272 HX Base Yr



37485 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		100,247
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		31,500
TOTAL MARKET VALUE		131,747
SOH/AGL Deduction		83,758
ASSESSED VALUE		47,989
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,989
TOTAL JUST VALUE		131,747
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220161	XFOB	0	05/10/2022
20210024	NEW ROOF	7,500	02/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2000] W11 UEP=[YR=2005] W23 S10 BAS=[YR=1993] W19 S24 FSP=[YR=2005] S8 E22 FEP=[YR=2000] E17 N8 W17 S8 $ N8 W22 $ E53 N24 W34 $ E23 N10 $ S10 E11 N10 $.

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	0006	R3	105.00	210.00	105.00	FF		1.00	1.00	1.00	300.00	300.00	31,500							

REVIEW DATE 04/29/2021 BY TWJH Total Acres: 0.00 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 08/02/2023 BY SYS