BLOCK 74 W'LY 140 FT OF S1/2
OF LOT 2 IN OR 2089/1101
TOWN OF HILLIARD

KELLY JOANNE
PO BOX 545
CALLAHAN, FL 32011

2023

08-3N-24-2380-0074-0025

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

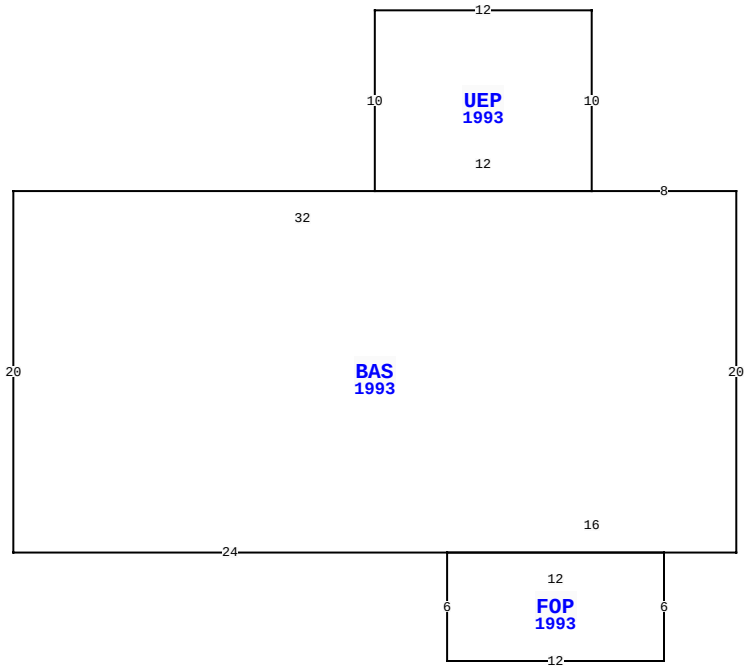
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD 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	800	100	800	26,020
FOP	72	30	22	716
UEP	120	60	72	2,342
TOTALS	992		894	29,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	894	83.8080	75.64	67,622	1963	1963	0	0	20	37.00	43.00

1 SINGLE FAM – 0% - 0 Heated Area: 800 HX Base Yr



37313 W FIFTH 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	29,077
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	31,920
TOTAL MARKET VALUE	60,997
SOH/AGL Deduction	7,766
ASSESSED VALUE	53,231
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,231
TOTAL JUST VALUE	60,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2463/0507	5/20/2021	PR	U	I	11	100
GRANTOR: GOODWIN JAMES W P/R O						
GRANTEE: GOODWIN JAMES W & H						
2089/1101	12/19/2016	QC	U	I	11	100
GRANTOR: JONES DAVID J SR						
GRANTEE: KELLY JOANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 UEP=[YR=1993] N10 W12 S10 E12 $ W32 S20 E24
FOP=[YR=1993] S6 E12 N6 W12 $ E16 N20 $.

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	140.00	105.00	140.00	FF	4	0.76	1.00	0.76	300.00	228.00	31,920							

REVIEW DATE 10/01/2018 BY TWA Total Acres: 0.00 Total Land Value: 31,920 Market: 0 Agricultural: 0 Common: 31,920 PRINTED 08/02/2023 BY SYS