BLOCK 74 PT OF LOT 2
IN OR 2052/814
TOWN OF HILLIARD

SUMMEY ROBERT/SUMMEY CANDICE
707 OAKS MANOR CT
JACKSONVILLE, FL 32211

2023

08-3N-24-2380-0074-0026

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

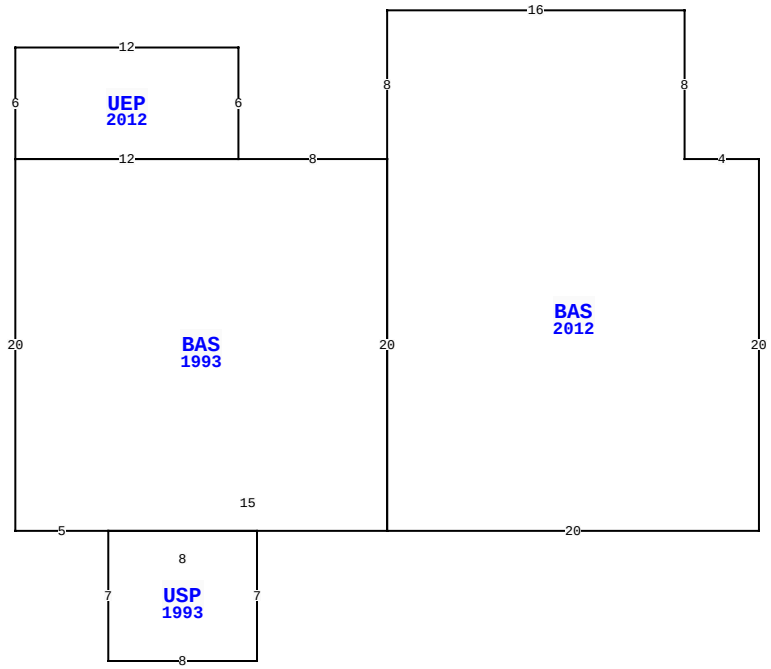
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	400	100	400	26,479
BAS	528	100	528	34,952
UEP	72	60	43	2,847
USP	56	30	17	1,125
TOTALS	1,056		988	65,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	988	95.2560	85.97	84,938	1955	1959	0	0	0	23.00	77.00

1 SINGLE FAM – 0% - 0 Heated Area: 928 HX Base Yr



37295 W FIFTH 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	65,402
TOTAL MARKET OB/XF VALUE	12,432
TOTAL LAND VALUE - MARKET	31,920
TOTAL MARKET VALUE	109,754
SOH/AGL Deduction	15,618
ASSESSED VALUE	94,136
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,136
TOTAL JUST VALUE	109,754
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2361/1377	5/15/2020	FJ	U	I	11	100
GRANTOR: CLERK OF COURT						
GRANTEE: SUMMEY ROBERT & CAN						
2052/0814	6/10/2016	SW	U	I	12	21,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: SUMMEY ROBERT & CAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W4 N8 W16 S8 BAS=[YR=1993] W8 UEP=[YR=2012] N6 W12 S6 E12$ W12 S20 E5 USP=[YR=1993] S7 E8 N7 W8$ E15 N20$ S20 E20 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
1	0510	GARAGE WD-	0	0	30	22	660.00	SF	35.00	35.00	100	1980	1980	3	20	4,620	
2	0681	POLE SHED	0	0	20	12	240.00	SF	15.00	15.00	100	1975	1975	3	20	720	
3	0812	CONCRETE C	0	0	0	0	1,656.00	SF	4.00	4.00	100	1996	1996	3	73	4,836	
4	0350	CARPORT WD	0	0	24	20	480.00	SF	13.00	13.00	100	1996	1996	3	20	1,248	
5	0940	SHEDS/PORT	0	0	24	7	168.00	SF	30.00	30.00	100	1996	1996	3	20	1,008	

LAND DESCRIPTION

TOTAL OB/XF 12,432

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 01/14/2021 BY WWA Total Acres: 0.00 Total Land Value: 31,920 Market: 0 Agricultural: 0 Common: 31,920 PRINTED 08/02/2023 BY SYS