BLOCK 83 N1/2 OF LOT 1
TOWN OF HILLIARD

CARROLL KATRINA DAWN
18545 SIKES ROAD
HILLIARD, FL 32046

2023

08-3N-24-2380-0083-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

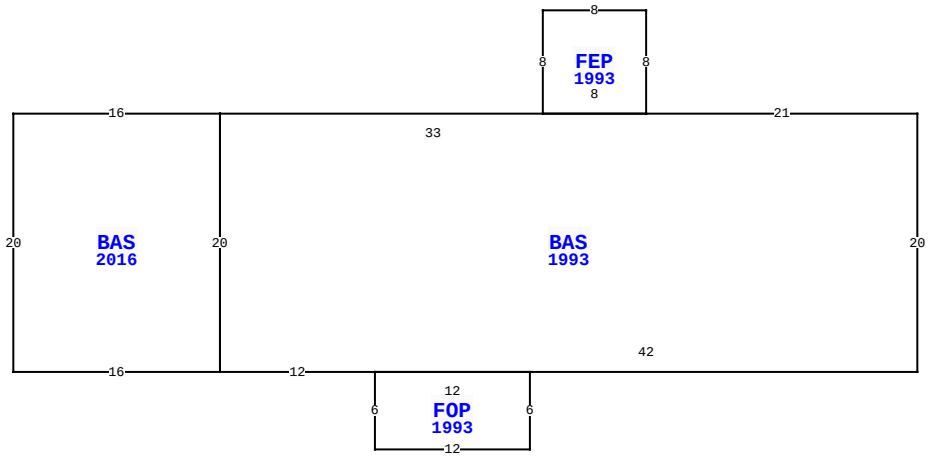
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	02	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	1,080	100	1,080	63,498
BAS	320	100	320	18,814
FEP	64	80	51	2,999
FOP	72	30	22	1,294
TOTALS	1,536		1,473	86,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,473	82.7220	74.66	109,974	1955	1990	0	0	0	21.25	78.75

1 SINGLE FAM – 0% - 2023 Heated Area: 1400 HX Base Yr



37092 NEW OAK 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	86,605
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	31,500
TOTAL MARKET VALUE	118,105
SOH/AGL Deduction	0
ASSESSED VALUE	118,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,105
TOTAL JUST VALUE	118,105
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100011	REPAIR/RRF	5,254	02/02/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2549/1745	3/02/2022	SW	U	I	37	62,500
GRANTOR: GET LIQUID FUNDING LL						
GRANTEE: CARROLL KATRINA DAW						
2506/0304	10/07/2021	QC	U	I	11	20,000
GRANTOR: EASTER TIMOTHY DALE						
GRANTEE: GET LIQUID FUNDING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 FEP=[YR=1993] N8 W8 S8E8 $ W33
BAS=[YR=2016] W16 S20 E16 N20$ S20 E12 FOP=[YR=1993] S6 E12 N6 W12$ E42 N20$.

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	0	0006	R2	105.00	210.00	105.00	FF		1.00	1.00	1.00	300.00	300.00	31,500							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.00 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 08/02/2023 BY SYS