BLOCK 83 PT OF LOT 2
IN OR 1483/775
TOWN OF HILLIARD

PICKETT MARION LEE JR
37083 CYPRESS LANE
HILLIARD, FL 32046

2023

08-3N-24-2380-0083-0025

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

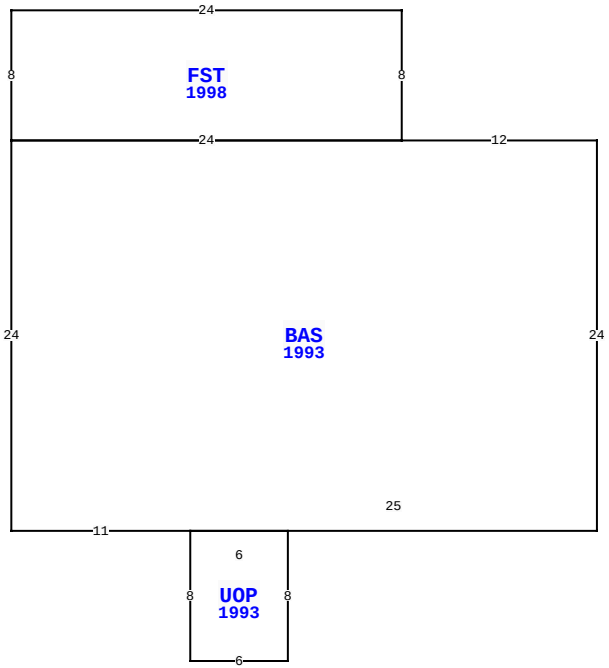
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
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	864	100	864	55,059
FST	192	55	106	6,755
UOP	48	20	10	637
TOTALS	1,104		980	62,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	980	92.0000	83.03	81,369	1954	1958	0	0	0	23.25	76.75

1 SINGLE FAM – 0% - 2023 Heated Area: 864 HX Base Yr



37026 W FIRST 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	62,451
TOTAL MARKET OB/XF VALUE	2,470
TOTAL LAND VALUE - MARKET	13,982
TOTAL MARKET VALUE	78,903
SOH/AGL Deduction	0
ASSESSED VALUE	78,903
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,903
TOTAL JUST VALUE	78,903
NCON VALUE	64,921
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/0775	3/07/2007	QC	U	I	01	5,300
GRANTOR: PICKETT MARION LEE JR						
GRANTEE: PICKETT MARION LEE						
0835/1400	6/01/1998	WD	Q	I		20,400
GRANTOR: WHITE DIANNE J & JESS						
GRANTEE: PICKETT MARION JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FST=[YR=1998] N8 W24 S8 E24$ W24 S24 E11
UOP=[YR=1993] S8 E6 N8 W6$ E25 N24$.

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	0810	CONCRETE A	0	0	0	0	481.00	SF	6.50	6.50	100	1999	1999	3	79	2,470	

LAND DESCRIPTION

TOTAL OB/XF 2,470

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	R2	55.00	131.00	54.83	FF	4	0.85	1.00	0.85	300.00	255.00	13,982							

REVIEW DATE 10/01/2018 BY TWA Total Acres: 0.00 Total Land Value: 13,982 Market: 0 Agricultural: 0 Common: 13,982 PRINTED 08/02/2023 BY SYS