BLK 84 W1/2 OF LOT 3
TOWN OF HILLIARD S/D PBK 1/28

ALLEN CASEY & LESLIE
27611 NEW FRONT ST
HILLIARD, FL 32046

2023

08-3N-24-2380-0084-0032

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

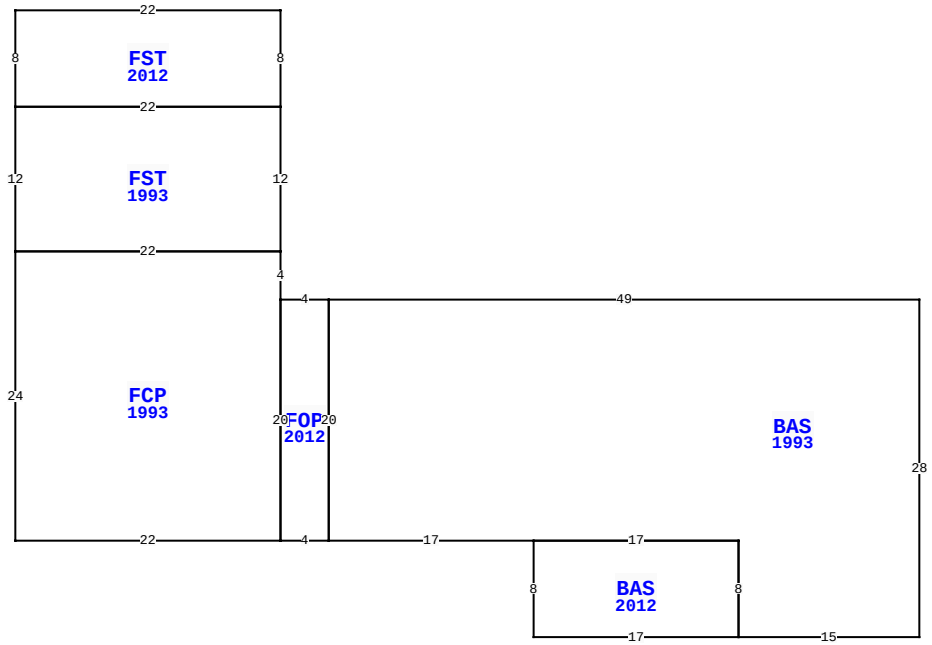
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	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	1,100	100	1,100	26,329
BAS	136	100	136	3,255
FCP	528	25	132	3,160
FOP	80	30	24	575
FST	264	55	145	3,471
FST	176	55	97	2,322
TOTALS	2,284		1,634	39,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,634	106.0800	95.74	156,439	1958	1958	0	0	25	23.25	25.00

1 SINGLE FAM – 0% - 0 Heated Area: 1236 HX Base Yr



37107 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	39,110
TOTAL MARKET OB/XF VALUE	2,172
TOTAL LAND VALUE - MARKET	31,500
TOTAL MARKET VALUE	72,782
SOH/AGL Deduction	1,026
ASSESSED VALUE	71,756
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,756
TOTAL JUST VALUE	72,782
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9004033	CARPORT	9,650	04/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2443/0299	3/16/2021	WD	Q	I	02	70,000
GRANTOR: WILKIE CAROLYN C						
GRANTEE: ALLEN CASEY & LESLI						
2084/0915	11/14/2016	QC	U	I	11	100
GRANTOR: WILKIE CAROLYN COONER						
GRANTEE: WILKIE CAROLYN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 FOP=[YR=2012] W4 FCP=[YR=1993] N4
FST=[YR=1993] N12 FST=[YR=2012] N8 W22 S8 E22$W22 S12 E22$
W22 S24 E22 N20$ S20 E4 N20$ S20 E17 BAS=[YR=2012] S8 E17 N8
W17$ E17 S8 E15 N28$.

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	0812	CONCRETE C	0	0	0	0	876.00	SF	4.00	4.00	100	1990	1990	3	62	2,172	

LAND DESCRIPTION

TOTAL OB/XF 2,172

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	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