

PT OF LOT 3 (S-2)
PT OR 1120/1659
R106737 & R 106738

GRIFFIN CAREY E
37045 LEE STREET
HILLIARD, FL 32046

2023

08-3N-24-2440-0003-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	26	AL SIDING 100	0820	02	1,887	106.8000	69.42	130,996	1974	1974	0	0	0	70.00	30.00	STANDARD																			
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 0													Heated Area: 1815										HX Base Yr									
Roof Cover	01	MINIMUM 100																																	
Interior Wall	04	PLYWOOD 100																																	
Interior Floo	14	CARPET 70																																	
Interior Floo	08	SHT VINYL 30																																	
Air Condition	03	CENTRAL 100																																	
Heating Type	04	AIR DUCTED 100																																	
Bedrooms		3 100																																	
Bathrooms		2 100																																	
Frame	02	WOOD FRAME 100																																	
Stories	1.	1. 100																																	
Units		0 100																																	
BUD8 Adjustme	03	DIST HI 100																																	
Quality			03	Quality Level 03																															
DOR CODE			0200 MOBILE HOME																																
MAP NUM			MKT AREA																	06															
NEIGHBORHOOD/LOC			6001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,815	100	1,815	37,799																															
UOP	290	25	72	1,499																															
TOTALS			2,105	1,887	39,299																														
EXTRA FEATURES			37045 LEE ST, HILLIARD																																
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																		
1	0812	CONCRETE C	0	100	0	0	1,210.00	SF	4.00	4.00	100	1980	1980	3	35	1,694																			
3	0510	GARAGE WD-	0	100	20	18	360.00	SF	35.00	35.00	100	2008	2008	3	56	7,056																			
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000102	C	SFR/MH	100	0006	R2	127.00	342.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000																		
REVIEW DATE 02/06/2018 BY TWX Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 08/02/2023 BY SYS																																			