SUB LOT G WALKER SUB UNR
A/K/A PT OF LOTS 7 & 8 (S-1)
IN OR 1951/91

REEVES DOROTHY ANN L/E/
37109 WALKER AVE
HILLIARD, FL 32046

2023

08-3N-24-2440-0007-0010

BUILDING CHARACTERISTICS

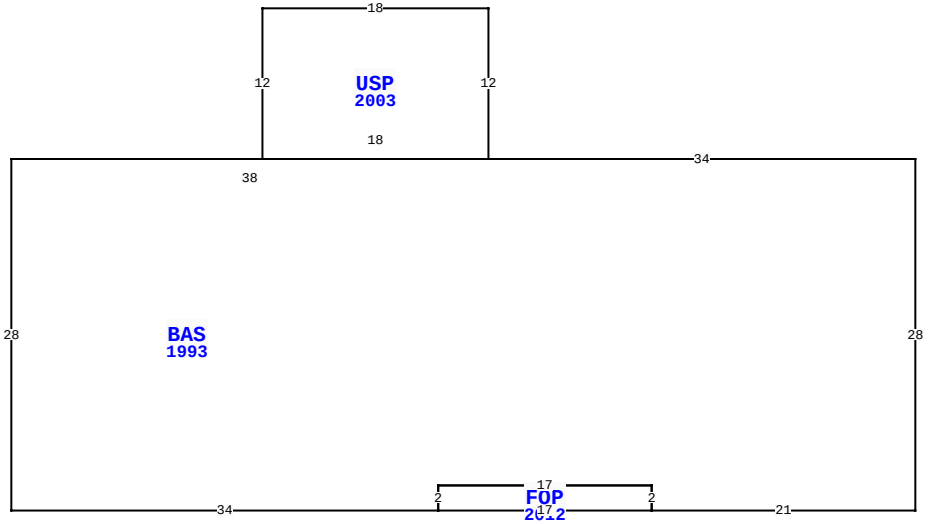
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	10	TERRAZZO 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 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	1,982	100	1,982	180,181
FOP	34	30	10	909
USP	216	30	65	5,909
TOTALS	2,232		2,057	187,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,057	109.3680	129.87	267,143	1972	1982	0	0	0	30.00	70.00

1 SNGL FAM – 100% - 2015 Heated Area: 1982 HX Base Yr 2015



37109 WALKER ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		187,000
TOTAL MARKET OB/XF VALUE		2,378
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		209,378
SOH/AGL Deduction		87,740
ASSESSED VALUE		121,638
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		66,638
TOTAL JUST VALUE		209,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130091	SHED	0	12/10/2013
0310227	REPAIR/RRF	1,300	10/29/2003
9002013	XFOB	1,000	02/08/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2574/1837	6/30/2022	LE	U	I	11	100
GRANTOR: REEVES DOROTHY ANN						
GRANTEE: REEVES RANDLE SCOTT						
1951/0091	11/17/2014	WD	Q	I	01	126,000
GRANTOR: MCCLAIN ORIN G & SUSA						
GRANTEE: REEVES ROLLAND & DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 USP=[YR=2003] N12 W18 S12 E18$ W38 S28 E34
FOP=[YR=2012] E17 N2 W17 S2$ N2 E17 S2 E21 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
2	0812	CONCRETE C	0	100	0	0	1,029.00	SF	4.00	4.00	100	1972	1972	3	24	988	
3	0810	CONCRETE A	0	100	0	0	324.00	SF	6.50	6.50	100	1992	1992	3	66	1,390	

LAND DESCRIPTION

TOTAL OB/XF 2,378

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	100	0006	R2	160.00	129.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 05/01/2020 BY TWA Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 08/02/2023 BY SYS