SUB LOT I WALKER SUB UNR
A/K/A PT OF LOTS 9 & 10 (S-1)
IN OR 620/855

COGNATA DAVID J & JANET A
10716 GRAYSON COURT
JACKSONVILLE, FL 32220

2023

08-3N-24-2440-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

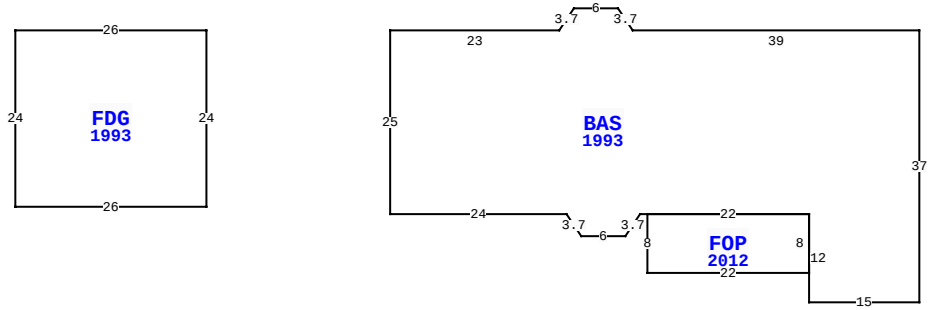
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,028	100	2,028	146,117
FDG	624	60	374	26,947
FOP	176	30	53	3,818
TOTALS	2,828		2,455	176,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,455	118.2720	106.74	262,047	1977	1977	0	0	0	32.50	67.50

1 SINGLE FAM – 0% - 0 Heated Area: 2028 HX Base Yr



37045 WALKER 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	176,882
TOTAL MARKET OB/XF VALUE	3,071
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	199,953
SOH/AGL Deduction	14,510
ASSESSED VALUE	185,443
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,443
TOTAL JUST VALUE	199,953
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0620/0855	3/04/1991	WD	Q	I		69,800
GRANTOR: RENFRO ANITA						
GRANTEE: COGNATA DAVID & J						
0337/0674	6/01/1981	WD	Q	I		55,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 U3 L2 W6 D3 L2 W23 S25 E24 D3 R2 E6 U3 R2 E1FOP=[YR=2012] S8 E22 N8 W22$ E22 S12 E15 N37$ PTR=W97 FDG=[YR=1993] W26 S24 E26N24$E97$.

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	120.00	SF	6.50	6.50	100	1980	1980	3	35	273	
2	0812	CONCRETE C	0	0	0	0	1,227.00	SF	4.00	4.00	100	1988	1988	3	57	2,798	

LAND DESCRIPTION

TOTAL OB/XF 3,071

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	160.00	121.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 10/01/2018 BY TWA Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 08/02/2023 BY SYS