BLOCK G LOTS 7 THRU 15
IN OR 1046/1176
HILLIARD TERRACE SUB PB 0/15

DIXON TOBY
PO BOX 61
HILLIARD, FL 32046-0061

2023

08-3N-24-2440-000G-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

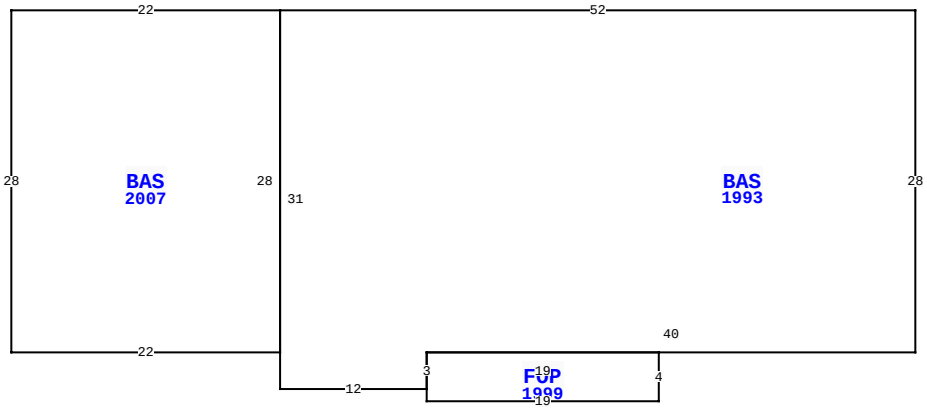
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,492	100	1,492	115,970
BAS	616	100	616	47,880
FOP	76	30	23	1,788
TOTALS	2,184		2,131	165,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,131	124.1000	112.00	238,672	1975	1975	0	0	0	30.60	69.40

1 SINGLE FAM – 100% - 2000 Heated Area: 2108 HX Base Yr 2000



37109 ILLINOIS ST, HILLIARD

BLD DATE	02/20/2008 JH	LGL DATE	
XF DATE	02/20/2008 JH	LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		165,638
TOTAL MARKET OB/XF VALUE		2,890
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		236,028
SOH/AGL Deduction		105,242
ASSESSED VALUE		130,786
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		80,786
TOTAL JUST VALUE		236,028
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220135	XFOB	0	04/13/2022
20190160	SWIM POOL	0	05/20/2019
20180192	MISCELLANEOUS	0	09/06/2018
20150065	XFOB	0	07/06/2015
0606102	SWIM POOL	0	06/16/2006
9306098	REPAIR/RRF	200	06/10/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1046/1176	3/27/2002	WD	U	I	10	100
GRANTOR: RITSMA WILLIAM & VIVI						
GRANTEE: DIXON TOBY & FERN						
0789/1984	4/10/1997	AA	Q	I		72,500
GRANTOR: RITSMA WILLIAM & VIVI						
GRANTEE: DIXON TOBY & FERN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 BAS=[YR=2007] W22 S28 E22 N28$ S31 E12
FOP=[YR=1999] S1 E19 N4 W19 S3$ N3 E40 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
3	0811	CONCRETE B	0	100	46	19	874.00	SF	5.20	5.20	100	1985	1985	3	49.5	2,250	
4	0810	CONCRETE A	0	100	0	0	199.00	SF	6.50	6.50	100	1985	1985	3	49.5	640	

LAND DESCRIPTION

TOTAL OB/XF 2,890

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	75.00	125.00	75.00	FF		1.00	1.00	1.00	300.00	300.00	22,500							
2	000100	C	SFR	100	0006	R2	150.00	125.00	150.00	FF		1.00	1.00	1.00	300.00	300.00	45,000							

REVIEW DATE 01/18/2023 BY WWX Total Acres: 0.00 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 08/02/2023 BY SYS