

BLOCK H LOTS 9 THRU 12
IN OR 2377/245
HILLIARD TERRACE SUB PB 0/15

COURTNEY DEREK W & AMANDA LEE
37045 W FIRST ST
HILLIARD, FL 32046

2023

08-3N-24-2440-000H-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

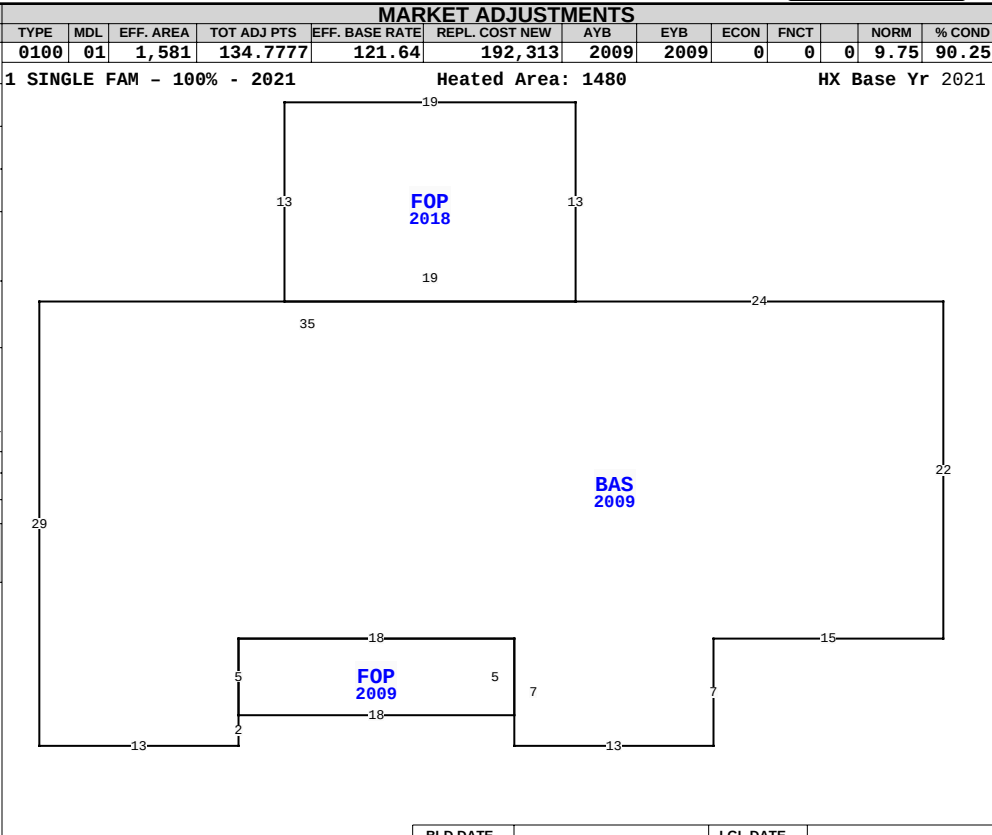
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06

NEIGHBORHOOD/LOC 6001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,480	100	1,480	162,474
FOP	90	30	27	2,964
FOP	247	30	74	8,123

TOTALS	1,817		1,581	173,562
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	844.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R2	100.00	125.00	100.00



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

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R2	100.00	125.00	100.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 3									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					173,562				
TOTAL MARKET OB/XF VALUE					3,994				
TOTAL LAND VALUE - MARKET					30,000				
TOTAL MARKET VALUE					207,556				
SOH/AGL Deduction					36,547				
ASSESSED VALUE					171,009				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					121,009				
TOTAL JUST VALUE					207,556				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					177,371				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180138	ADDITION	0	06/15/2018
M0811139	MECH OTHER	0	11/03/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2377/0245	6/25/2020	WD	Q	I	01	204,900
GRANTOR: PICKETT JARROD C & PA						
GRANTEE: COURTNEY DEREK W &						
1996/1003	5/08/2015	QC	U	I	11	100
GRANTOR: PICKETT JULIA AKA JUL						
GRANTEE: PICKETT JERROD C						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2009] W24 FOP=[YR=2018] N13 W19 S13 E19\$ W35 S29 E13 N2 FOP=[YR=2009] E18 N5W18 S5\$ N5 E18 S7 E13 N7 E15 N22\$.									