LOTS 11 17 & 18
OR 144 PG 182
DAVIS HILLS SUB PB 5/7

BENNETT JENNIFER
3717 CATHERINE ST
HILLIARD, FL 32046

2023

09-3N-24-2460-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

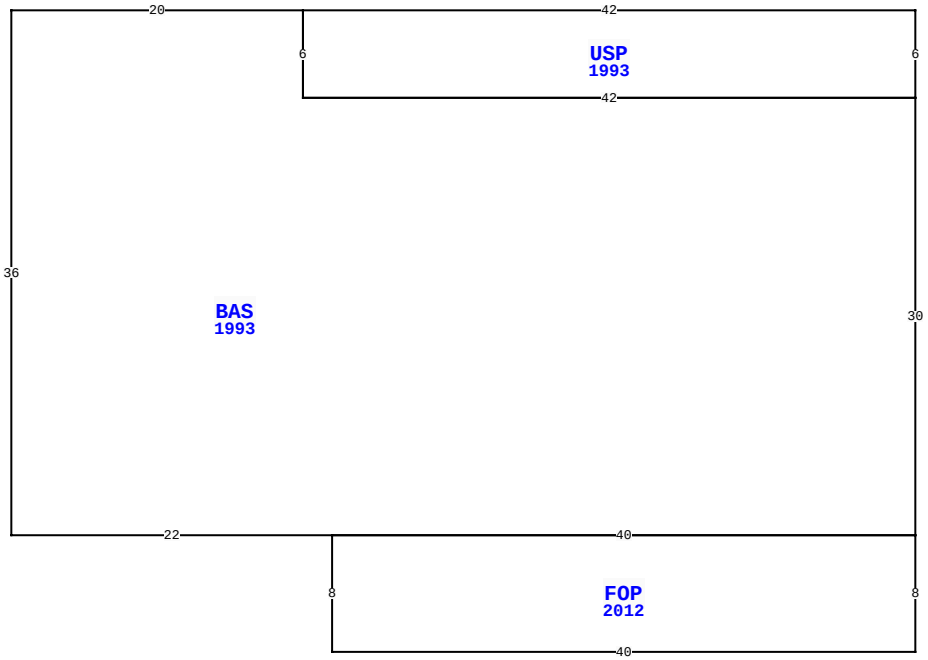
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	1,980	170,451
FOP	320	30	96	8,264
USP	252	30	76	6,542
TOTALS	2,552		2,152	185,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,152	125.0970	112.90	242,961	1956	1956	0	0	0	23.75	76.25

1 SINGLE FAM – 100% - 2003 Heated Area: 1980 HX Base Yr



3717 CATHERINE 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		185,258
TOTAL MARKET OB/XF VALUE		4,471
TOTAL LAND VALUE - MARKET		67,200
TOTAL MARKET VALUE		256,929
SOH/AGL Deduction		0
ASSESSED VALUE		256,929
TOTAL EXEMPTION VALUE	13	256,929
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		256,929
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9303038	XFOB	1,000	03/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0144/0182	1/01/1973	WD	Q	I		13,500
GRANTOR:						
GRANTEE:						
0116/0494	1/01/1971	TA	Q	I		8,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W42 BAS=[YR=1993] W20 S36 E22 FOP=[YR=2012] S8 E40 N8 W40$ E40 N30 W42 N6$ S6 E42 N6$.

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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	1993	1993	3	20	579	
2	0680	POLE SHED	0	100	12	12	144.00	SF	10.00	10.00	100	1993	1993	3	20	288	
3	1242	WD DECK A	0	100	32	8	256.00	SF	7.50	7.50	100	2000	2000	3	20	384	
4	0812	CONCRETE C	0	100	0	0	1,150.00	SF	4.00	4.00	100	1994	1994	3	70	3,220	

LAND DESCRIPTION

TOTAL OB/XF 4,471

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	200.00	186.00	200.00	FF	2	1.12	1.00	1.12	300.00	336.00	67,200							

REVIEW DATE 06/28/2018 BY TWX Total Acres: 0.00 Total Land Value: 67,200 Market: 0 Agricultural: 0 Common: 67,200 PRINTED 08/02/2023 BY SYS