LOTS 12 13 & 14
DAVIS HILLS SUB PB 5/7

BROCK TREVOR D
3754 CATHERINE STREET
HILLIARD, FL 32046

2023

09-3N-24-2460-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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		1.5 100
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

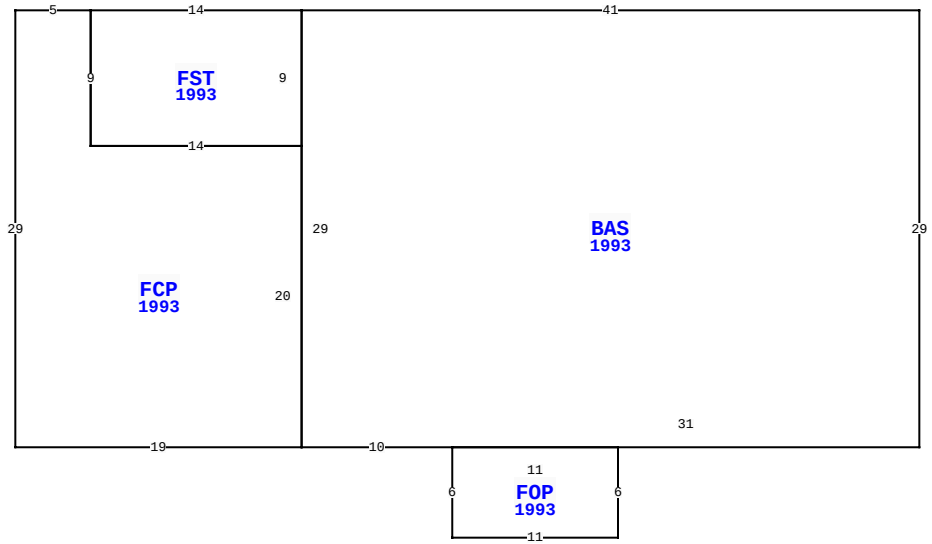
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,189	100	1,189	86,844
FCP	425	25	106	7,743
FOP	66	30	20	1,461
FST	126	55	69	5,040
TOTALS	1,806		1,384	101,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,384	122.7200	110.75	153,278	1971	1971	0	0	0	34.05	65.95

1 SINGLE FAM – 100% - 2021 Heated Area: 1189 HX Base Yr 2021



3754 CATHERINE 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		101,087
TOTAL MARKET OB/XF VALUE		2,254
TOTAL LAND VALUE - MARKET		53,130
TOTAL MARKET VALUE		156,471
SOH/AGL Deduction		19,017
ASSESSED VALUE		137,454
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		87,454
TOTAL JUST VALUE		156,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120001	REPAIR/RRF	6,000	12/27/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2426/1107	10/30/2020	WD	U	I	11	100
GRANTOR: LAMAR JEAN B & BRUCE						
GRANTEE: BROCK TREVOR D						
2413/0978	10/30/2020	WD	U	I	98	160,000
GRANTOR: LAMAR BRUCE						
GRANTEE: BROCK TREVOR D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 FST=[YR=1993] W14 FCP=[YR=1993] W5 S29 E19 N20 W14 N9$ S9 E14 N9$ S29 E10 FOP=[YR=1993] S6 E11 N6 W11$ E31 N29$.

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	0811	CONCRETE B	0	100	0	0	600.00	SF	5.20	5.20	100	1980	1980	3	35	1,092	
3	0810	CONCRETE A	0	100	0	0	361.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,162	

LAND DESCRIPTION

TOTAL OB/XF 2,254

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	253.00	170.00	253.00	FF		1.00	1.00	0.70	300.00	210.00	53,130							

REVIEW DATE 06/28/2018 BY TWX Total Acres: 0.00 Total Land Value: 53,130 Market: 0 Agricultural: 0 Common: 53,130 PRINTED 08/02/2023 BY SYS