S'LY 80FT OF LOTS 1 & 2
PT OR 1969/1197
POINSETTA PARK PB 3/68

B Y FRANKLIN INC
551856 US HWY 1 STE 111
HILLIARD, FL 32046

2023

09-3N-24-2480-0001-0000

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	08	SHT VINYL 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

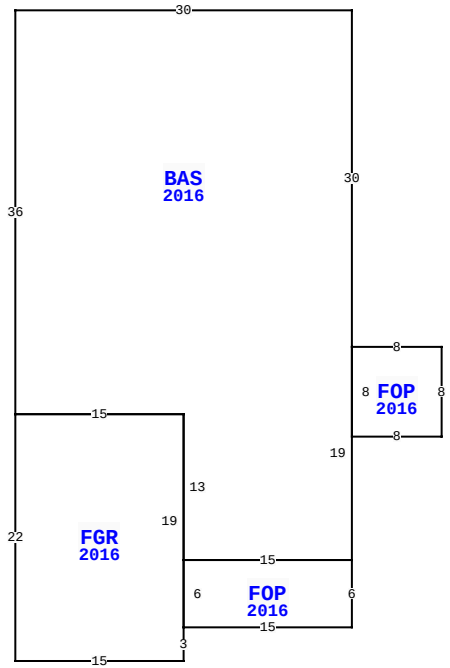
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,275	100	1,275	125,538
FGR	330	55	182	17,920
FOP	64	30	19	1,871
FOP	90	30	27	2,659
TOTALS	1,759		1,503	147,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,503	114.2400	103.10	154,959	2016	2016	0	0	0	4.50	95.50

1 SINGLE FAM – 0% - 0 Heated Area: 1275 HX Base Yr



37186 MILL ST, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	147,986
TOTAL MARKET OB/XF VALUE	7,371
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	179,357
SOH/AGL Deduction	16,657
ASSESSED VALUE	162,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	162,700
TOTAL JUST VALUE	179,357
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210043	MANUF. SHED	0	03/10/2021
20160063	NEW CONSTR	0	05/11/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1969/1197	3/19/2015	WD	Q	I	05	30,000
GRANTOR: WEST LAWRENCE W JR &						
GRANTEE: B Y FRANKLIN INC						
1714/0161	12/08/2010	WD	Q	I	05	30,000
GRANTOR: PRESTWOOD ROY VANCE J						
GRANTEE: WEST LAWRENCE W JR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W8 BAS=[YR=2016] N30 W30 S36 FGR=[YR=2016] S22 E15 N3 FOP=[YR=2016] E15 N6 W15 S6$ N19 W15$ E15 S13 E15 N19$ S8 E8 N8$.

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
4	0812	CONCRETE C	0	0	0	0	1,824.00	SF	4.00	4.00	100	2016	2016	3	97	7,077	
5	1127	BRICK 8"	0	0	9	3	27.00	SF	11.00	11.00	100	2016	2016	3	99	294	

LAND DESCRIPTION

TOTAL OB/XF 7,371

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	80.00	120.00	80.00	FF		1.00	1.00	1.00	300.00	300.00	24,000							

REVIEW DATE 04/21/2021 BY TWJH Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 08/02/2023 BY SYS