PT OF TRACT A & PT OF LOTS 21
& 22 & ALL LOTS 23 24 & 25
IN OR 1485/936

ENGLE DUANE A
37391 ORANGE STREET
HILLIARD, FL 32046

**2023**

**09-3N-24-2480-000A-0010**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 60 |
| Interior Floo | 14 | CARPET 40 |
| 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 | 06 | Quality Level 06 |

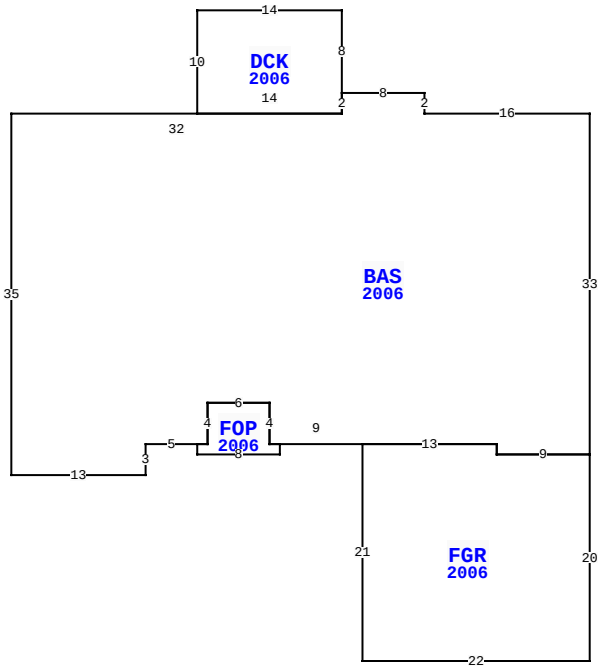
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,832 | 100 | 1,832 | 182,335 |
| DCK | 140 | 10 | 14 | 1,393 |
| FGR | 453 | 55 | 249 | 24,783 |
| FOP | 32 | 30 | 10 | 995 |
| TOTALS | 2,457 | | 2,105 | 209,507 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,105 | 125.3224 | 113.10 | 238,076 | 2006 | 2006 | 0 | 0 | 0 | 12.00 | 88.00 |

1 SINGLE FAM – 100% - 2008 Heated Area: 1832 HX Base Yr 2008




37391 ORANGE 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 | | 209,507 |
| TOTAL MARKET OB/XF VALUE | | 6,628 |
| TOTAL LAND VALUE - MARKET | | 43,500 |
| TOTAL MARKET VALUE | | 259,635 |
| SOH/AGL Deduction | | 107,089 |
| ASSESSED VALUE | | 152,546 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 102,546 |
| TOTAL JUST VALUE | | 259,635 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 221,943 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 0508261 | NEW CONSTR | 0 | 11/16/2006 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1485/0936 | 3/15/2007 | WD | Q | I | | 260,000 |
| GRANTOR: MULLINIKS BILL J | | | | | | |
| GRANTEE: ENGLE DUANE A | | | | | | |
| 1314/1116 | 5/04/2005 | WD | Q | V | | 11,000 |
| GRANTOR: HEMPHILL WILLIAM E & | | | | | | |
| GRANTEE: MULLINIKS BILL J | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2006] W16 N2 W8 DCK=[YR=2006] N8 W14 S10 E14 N2$ S2 W32 S35 E13 N3 E5 FOP=[YR=2006] S1 E8 N1 W1 N4 W6 S4 W1$E1 N4 E6 S4 E9 FGR=[YR=2006] S21 E22 N20 W9 N1 W13$ E13 S1 E9 N33$.

### 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,366.00 | SF | 4.00 | 4.00 | 100 | 2006 | 2006 | 3 | 88 | 4,808 | |
| 2 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2006 | 2006 | 3 | 91 | 1,820 | |

### LAND DESCRIPTION

TOTAL OB/XF 6,628

| 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 | 145.00 | 210.00 | 145.00 | FF | | 1.00 | 1.00 | 1.00 | 300.00 | 300.00 | 43,500 | | | | | | | |

REVIEW DATE 06/28/2018 BY TWX Total Acres: 0.00 Total Land Value: 43,500 Market: 0 Agricultural: 0 Common: 43,500 PRINTED 08/02/2023 BY SYS