

LOT 10
IN OR 2535/758
SAPPS SUB PB 5/18

CHANCEY STEPHEN MARK & RACHAEL
37195 ALICE ST
HILLIARD, FL 32046

2023

15-3N-24-2560-0010-0000



BUILDING CHARACTERISTICS			MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 4												
Exterior Wall	20	FACE BRICK 80	0100	01	2,334	104.8600	94.64	220,890	1964	1984	0	0	0	25.32	74.68	VALUATION BY STANDARD											
Exterior Wall	15	CONC BLOCK 20	1 SINGLE FAM - 0% - 2023												Heated Area: 1885												
Roof Structure	03	GABLE/HIP 100	29												65												
Roof Cover	12	MODULAR MT 100	5												6												
Interior Wall	05	DRYWALL 100	8												6												
Interior Floor	14	CARPET 70	5												6												
Interior Floor	10	TERRAZZO 30	9												6												
Air Condition	03	CENTRAL 100	29												6												
Heating Type	04	AIR DUCTED 100	12												6												
Bedrooms	3	100	7												6												
Bathrooms	2	100	3												6												
Frame	02	WOOD FRAME 100	18												6												
Stories	1.	1. 100	7												6												
Units	0	100	3												6												
BUD8 Adjustme	04	DIST 01 100	3												6												
Occupancy	00	NONE 100	3												6												
Quality	03	Quality Level 03	3												6												
DOR CODE	0100	SINGLE FAMILY	3												6												
MAP NUM	MKT AREA		09												6												
NEIGHBORHOOD/LOC	9001.00		6												6												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE		6																					
BAS	1,885	100	1,885	133,226		6																					
FGR	601	55	331	23,394		6																					
FOP	114	30	34	2,403		6																					
FST	40	55	22	1,555		6																					
FST	84	55	46	3,251		6																					
UST	36	45	16	1,131		6																					
TOTALS	2,760		2,334	164,961		6																					
EXTRA FEATURES			37195 ALICE ST, HILLIARD												6												
L N	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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170											
2	0812	CONCRETE C	0	0	0	0	3,082.00	SF	4.00	4.00	100	1975	1975	3	27	3,329											
TOTAL OB/XF 5,499																											
LAND DESCRIPTION																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE										
1	000100	C	SFR	0	0006	RS-E	210.00	210.00	1.00	UT		1.00	1.00	1.00	25,000.00	25,000.00	25,000										
REVIEW DATE 12/23/2020 BY TWX Total Acres: 0.00 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 08/02/2023 BY SYS																											

VALUATION SUMMARY

Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	207,702
TOTAL MARKET OB/XF VALUE	5,499
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	238,201
SOH/AGL Deduction	0
ASSESSED VALUE	238,201
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	238,201
TOTAL JUST VALUE	238,201
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,916

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2535/0758	1/28/2022	WD U	I		30	144,300

GRANTOR: CORNETT CHARLES A & V
GRANTEE: CHANCEY STEPHEN MAR
1265/0618 10/12/2004 WD U I 01 100
GRANTOR: CORNETT CHARLES A
GRANTEE: CORNETT CHARLES A &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 FST=[YR=1993] W5 FGR=[YR=1993] W20 S29 E18
FST=[YR=1993] E7 N12 W7S12\$ N12E7 N9 W5 N8 \$ S8 E5N8\$ S29
FOP=[YR=1993] S3 E38 N3W38 \$ E65 N29\$ PTR=E10 UST=[YR=1993]
E6 S6 W6 N6\$ W10\$.

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