PT OF NE1/4 OF NW1/4
IN OR 2432/188

KILPATRICK DAWN L/E/
PO BOX 969
CALLAHAN, FL 32011

2023

16-3N-24-0000-0006-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

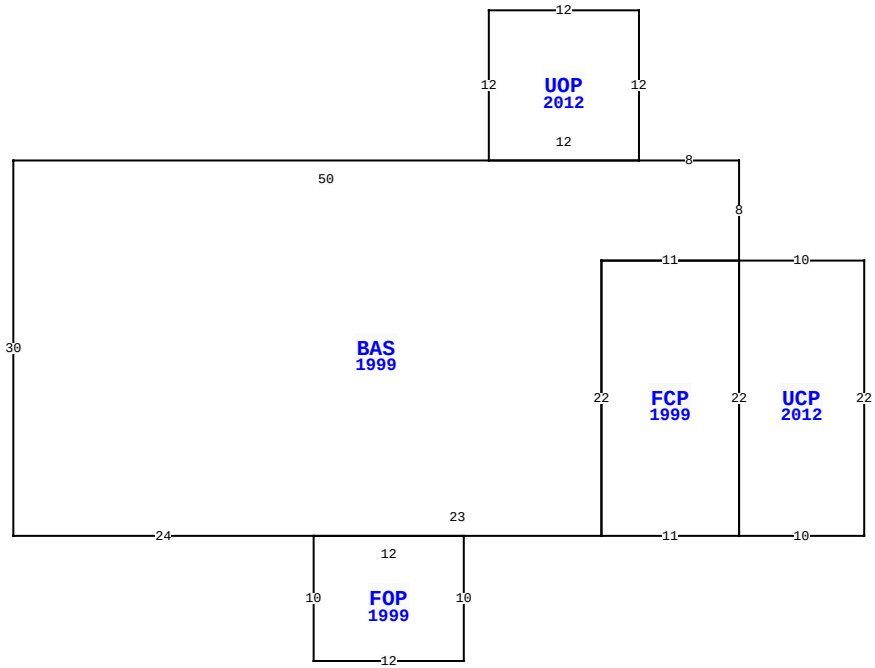
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,498	100	1,498	134,503
FCP	242	25	60	5,387
FOP	120	30	36	3,232
UCP	220	20	44	3,950
UOP	144	20	29	2,604
TOTALS	2,224		1,667	149,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,667	112.1000	101.17	168,650	1999	1999	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 2000 Heated Area: 1498 HX Base Yr 2000



37153 S PINE 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		263,210
TOTAL MARKET OB/XF VALUE		13,369
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		298,579
SOH/AGL Deduction		115,397
ASSESSED VALUE		183,182
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		128,182
TOTAL JUST VALUE		298,579
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210209	CARPORT	0	04/25/2022
20210202	CULVERT	0	09/21/2021
9902012	NEW CONSTR	0	02/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2432/0188	2/04/2021	LE	U	I	11	100
GRANTOR: KILPATRICK DAWN						
GRANTEE: TALLENT MARTHA						
0783/1031	1/28/1997	WD	Q	V		12,500
GRANTOR: GILDAY THOMAS & JACQU						
GRANTEE: KILPATRICK LOUIS JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W8 UOP=[YR=2012] N12 W12 S12 E12$ W50 S30 E24
FOP=[YR=1999] S10 E12 N10 W12$ E23 FCP=[YR=1999] E11
UCP=[YR=2012] E10 N22 W10 S22$ N22 W11 S22$ N22 E11 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
1	0811	CONCRETE B	0	100	0	0	716.00	SF	5.20	5.20	100	1999	1999	3	79	2,941	
2	0810	CONCRETE A	0	100	37	12	444.00	SF	6.50	6.50	100	2000	2000	3	80	2,309	
3	1127	BRICK 8"	0	100	40	2	80.00	SF	11.00	11.00	100	2000	2000	3	94	827	
4	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2000	2000	3	20	576	
5	0681	POLE SHED	0	100	12	8	96.00	SF	15.00	15.00	100	2000	2000	3	29	418	
6	0681	POLE SHED	0	100	12	8	96.00	SF	15.00	15.00	100	2000	2000	3	29	418	
7	0812	CONCRETE C	0	100	0	0	1,470.00	SF	4.00	4.00	100	2021	2021	3	100	5,880	

LAND DESCRIPTION

TOTAL OB/XF 13,369

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	R1	0.00	0.00	1.00	UT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 03/17/2022 BY TWHS Total Acres: 0.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 08/02/2023 BY SYS

PT OF NE1/4 OF NW1/4
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Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

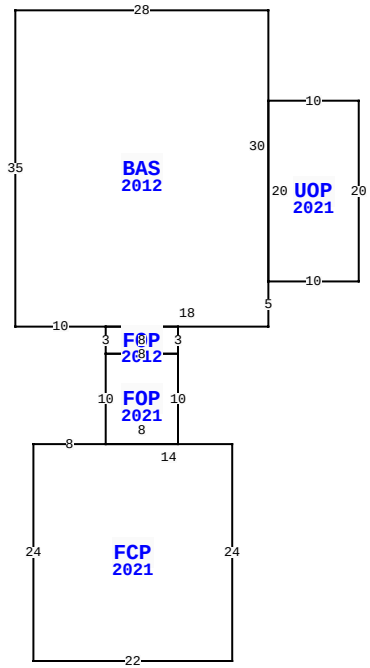
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100	980	94,051
FCP	528	25	132	12,668
FOP	24	30	7	672
FOP	80	30	24	2,304
UOP	200	20	40	3,839
TOTALS	1,812		1,183	113,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,183	119.1440	107.53	127,208	2000	2000	0	0	0	10.75	89.25

2 SINGLE FAM – 100% - 2000 Heated Area: 980 HX Base Yr 2000



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NASSAU COUNTY PROPERTY

PAGE 2 of 2 3

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0783/1031	1/28/1997	WD	Q	V		12,500
GRANTOR: GILDAY THOMAS & JACQU						
GRANTEE: KILPATRICK LOUIS JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W28 S35 E10 FOP=[YR=2012] S3 FOP=[YR=2021] S10 FCP=[YR=2021] W8 S24 E22 N24 W14$ E8 N10 W8$ E8 N3 W8$ E18 N5 UOP=[YR=2021] E10 N20 W10 S20$ N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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