LOT 9 OF U/R SUBD SURVEYED BY
CLARSON & ASSOC BEING PT OF
SEC 16-3N-24E

MATTO DIANA E
37190 SOUTH OAK ST
HILLIARD, FL 32046

2023

16-3N-24-0000-0006-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

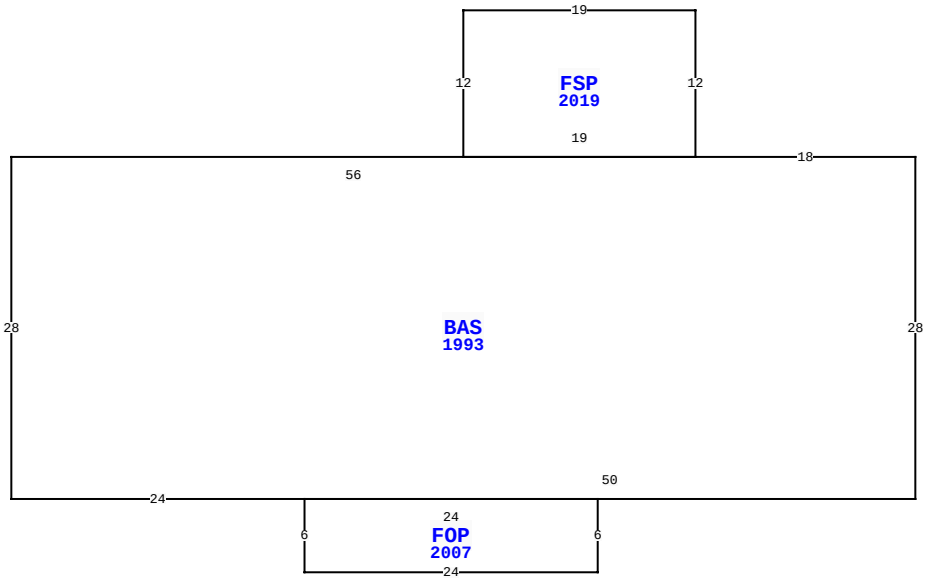
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,072	100	2,072	257,907
FOP	144	30	43	5,352
FSP	228	40	91	11,327
TOTALS	2,444		2,206	274,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,206	129.4090	153.67	338,996	1974	2000	0	0	0	19.00	81.00

1 SNGL FAM – 100% - 2021 Heated Area: 2072 HX Base Yr 2021



37190 SOUTH OAK ST, HILLIARD

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		274,587
TOTAL MARKET OB/XF VALUE		19,748
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		316,335
SOH/AGL Deduction		71,086
ASSESSED VALUE		245,249
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		195,249
TOTAL JUST VALUE		316,335
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2647/613	5/27/2023	WD	U	I	16	29,999
GRANTOR: MATTO BARTHOLOMEW C						
GRANTEE: MATTO DIANA E						
2262/1045	3/06/2019	WD	Q	I	05	60,000
GRANTOR: MAZE EUGENE C						
GRANTEE: MATTO BARTHOLOMEW C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FSP=[YR=2019] N12 W19 S12 E19$ W56 S28 E24
FOP=[YR=2007] S6 E24 N6 W24$ E50 N28$.

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	1,436.00	SF	4.00	4.00	100	1975	1975	3	27	1,551	
2	0861	POOL GUNIT	0	100	28	16	448.00	SF	85.00	85.00	100	2002	2002	3	32	12,186	
3	0845	KOOL DECK	0	100	0	0	803.00	SF	7.25	7.25	100	2002	2002	3	83	4,832	
4	0812	CONCRETE C	0	100	0	0	1,134.00	SF	4.00	4.00	100	1974	1974	3	26	1,179	

LAND DESCRIPTION

TOTAL OB/XF 19,748

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 09/27/2019 BY TW Total Acres: 0.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 08/02/2023 BY SYS