

LOT 13
IN OR 1666/857

COURCHENE BRITTANY N & JOSHUA ALLEN
37056 S OAK STREET
HILLIARD, FL 32046

2023

16-3N-24-0000-0006-0130



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 1 3										
Exterior Wall	19	COMMON BRK 80	0100	01	2,287	130.8692	118.11	270,118	1974	1982	0	0	0	27.45	72.55	VALUATION BY STANDARD									
Exterior Wall	05	AVERAGE 20	1 SINGLE FAM - 100% - 2011													Heated Area: 1840 HX Base Yr 2011									
Roof Structur	03	GABLE/HIP 100														VALUATION SUMMARY									
Roof Cover	12	MODULAR MT 100														Tax Group: 3 Tax Dist:									
Interior Wall	05	DRYWALL 90														BUILDING MARKET VALUE 195,971									
Interior Wall	04	PLYWOOD 10														TOTAL MARKET OB/XF VALUE 12,602									
Interior Floo	13	LVT/LAMNT 90														TOTAL LAND VALUE - MARKET 22,000									
Interior Floo	14	CARPET 10														TOTAL MARKET VALUE 230,573									
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 92,997									
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 137,576									
Bedrooms	00	3 100														TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms	02	2 100														BASE TAXABLE VALUE 87,576									
Frame	02	WOOD FRAME 100	TOTAL JUST VALUE 230,573																						
Stories	1.	1. 100	NCON VALUE 0																						
Units	00	0 100	INCOME VALUE																						
BUD8 Adjustme	03	DIST HI 100	PREVIOUS YEAR MKT VALUE 192,880																						
Occupancy	00	NONE 100																							
Quality	05	Quality Level 05																							
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	1,456	100	1,456	124,763																					
BAS	384	100	384	32,904																					
FGR	672	55	370	31,705																					
FOP	258	30	77	6,598																					
TOTALS	2,770		2,287	195,971																					
EXTRA FEATURES					37056 SOUTH OAK ST, HILLIARD																				
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										
4	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940											
6	0812	CONCRETE C	0 100	0 0	2,440.00	SF	4.00	4.00	100	2019	2019	3	99	9,662											
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	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 05/06/2020 BY TWA Total Acres: 0.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 08/02/2023 BY SYS																									