

LOT 17 & S1/2 OF LOT 18  
IN OR 807 PG 1976  
PARCELS 6-17 & 6-25

HILLIARD JAMES I & PAULA G  
37089 SOUTH OAK STREET  
HILLIARD, FL 32046

2023

16-3N-24-0000-0006-0170

| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 90  |
| Exterior Wall            | 06 | BD/BATTEN 10   |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 80      |
| Interior Floor           | 11 | CLAY TILE 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 3  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| BUD\$ Adjustme           | 03 | DIST HI 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 06   | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 06 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 6001.00 |
|------------------|---------|

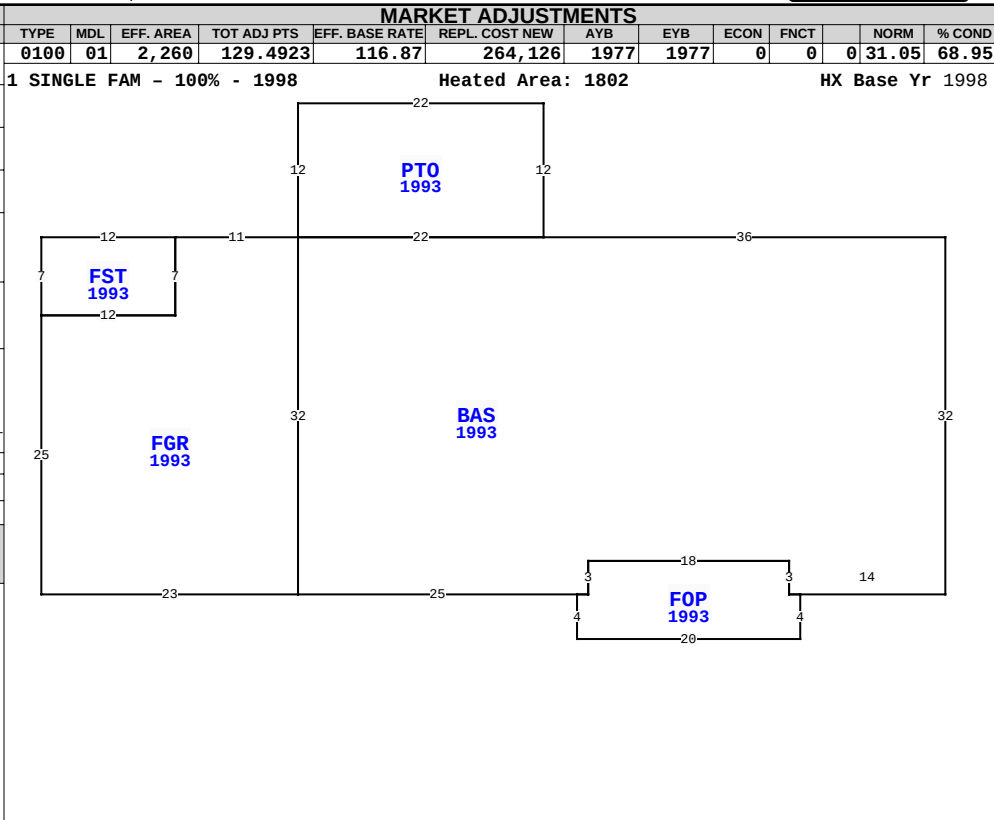
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,802            | 100         | 1,802        | 145,209              |
| FGR       | 652              | 55          | 359          | 28,929               |
| FOP       | 134              | 30          | 40           | 3,223                |
| FST       | 84               | 55          | 46           | 3,707                |
| PTO       | 264              | 5           | 13           | 1,047                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,936 |  | 2,260 | 182,115 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |          |    |          |
|----------------|------------|-------------|-----|-----|---|---|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R    |
| 1              | 0812       | CONCRETE C  | 0   | 100 | 0 | 0 | 1,113.00 | SF | 4.00     |
| 2              | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00     | UT | 3,500.00 |
| 4              | 0812       | CONCRETE C  | 0   | 100 | 0 | 0 | 1,828.00 | SF | 4.00     |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 | 0006 | R1       | 0.00  | 0.00  | 1.00        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 02/01/2018 | BY | TWX |
|-------------|------------|----|-----|



|                              |
|------------------------------|
| 37089 SOUTH OAK ST, HILLIARD |
|------------------------------|

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

| TOTAL OB/XF |      |       |       |      |      |   |      |      |      | 9,708     |           |    |
|-------------|------|-------|-------|------|------|---|------|------|------|-----------|-----------|----|
| R           | LOC  | FRONT | DEPTH | TOT  | UNIT | D | DPTH | %    | TOT  | UNIT      | ADJ       | LA |
| D           | ZONE |       |       | LND  | TYPE | T | FACT | COND | ADJ  | PRICE     | UNIT      | VA |
| 06          | R1   | 0.00  | 0.00  | 1.00 | UT   |   | 1.00 | 1.00 | 1.00 | 22,000.00 | 22,000.00 |    |
|             |      |       |       |      |      |   |      |      |      |           |           |    |
|             |      |       |       |      |      |   |      |      |      |           |           |    |
|             |      |       |       |      |      |   |      |      |      |           |           |    |
|             |      |       |       |      |      |   |      |      |      |           |           |    |
|             |      |       |       |      |      |   |      |      |      |           |           |    |
|             |      |       |       |      |      |   |      |      |      |           |           |    |

|                   |                          |           |                 |
|-------------------|--------------------------|-----------|-----------------|
| Total Acres: 0.00 | Total Land Value: 22,000 | Market: 0 | Agricultural: 0 |
|-------------------|--------------------------|-----------|-----------------|

| NASSAU COUNTY PROPERTY    |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 1               |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 3              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 182,115   |  |
| TOTAL MARKET OB/XF VALUE  |  | 9,708     |  |
| TOTAL LAND VALUE - MARKET |  | 22,000    |  |
| TOTAL MARKET VALUE        |  | 213,823   |  |
| SOH/AGL Deduction         |  | 98,570    |  |
| ASSESSED VALUE            |  | 115,253   |  |
| TOTAL EXEMPTION VALUE     |  | HX HB     |  |
| BASE TAXABLE VALUE        |  | 65,253    |  |
| TOTAL JUST VALUE          |  | 213,823   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 179,319   |  |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| B0803032   | REPAIR/RRF  | 7,250 | 03/11/2008 |

| SALES DATA                   |           |           |     |     |        |            |  |
|------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 0807/1976                    | 9/30/1997 | WD        | U   | I   | 07     | 100        |  |
| GRANTOR: IRION ROBERT K      |           |           |     |     |        |            |  |
| GRANTEE: HILLIARD JAMES & PA |           |           |     |     |        |            |  |
| 0806/0733                    | 9/15/1997 | WD        | Q   | I   |        | 83,500     |  |
| GRANTOR: IRION ROBERT K      |           |           |     |     |        |            |  |
| GRANTEE: HILLIARD JAMES I &  |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W36 PTO=[YR=1993] N12 W22 S12 FGR=[YR=1993] W11 FST=[YR=1993] W12 S7 E12 N7\$ S7 W12 S25 E23N32\$E22\$ W22S32 E25FOP=[YR=1993] S4E20N4W1 N3 W18 S3 W1\$ E1 N3 E18 S3 E14 N32\$. |  |  |  |  |  |  |  |  |  |