LOT 21
IN OR 1499/1859

DINWIDDIE BERNITA & THEODORE SR
PO BOX 520
HILLIARD, FL 32046

2023

16-3N-24-0000-0006-0210

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	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

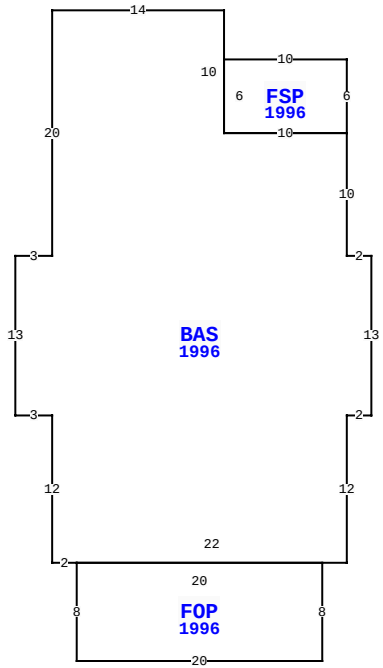
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,045	100	1,045	75,973
FOP	160	30	48	3,490
FSP	60	40	24	1,745
TOTALS	1,265		1,117	81,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,117	106.0000	95.66	106,852	1933	1955	0	0	0	24.00	76.00

1 SINGLE FAM – 0% - 0 Heated Area: 1045 HX Base Yr



37223 SOUTH OAK 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	81,208
TOTAL MARKET OB/XF VALUE	160
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	103,368
SOH/AGL Deduction	7,911
ASSESSED VALUE	95,457
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,457
TOTAL JUST VALUE	103,368
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200240	NEW ROOF	0	10/29/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1499/1859	5/18/2007	WD	Q	I		80,000
GRANTOR: NICKOLA MICHAEL T & D						
GRANTEE: DINWIDDIE BERNITA &						
0912/1994	12/28/1999	WD	Q	I		54,000
GRANTOR: LAMOUNTAIN PATRICIA W						
GRANTEE: NICKOLA MICHAEL T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W14 S20 W3 S13 E3 S12 E2 FOP=[YR=1996] S8 E20 N8 W20$ E22 N12 E2 N13 W2 N10 FSP=[YR=1996] N6 W10 S6 E10$ W10 N10$.

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	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	1998	1998	3	20	160	

LAND DESCRIPTION

TOTAL OB/XF 160

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	0	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 01/05/2021 BY TWX Total Acres: 0.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 08/02/2023 BY SYS