PT OF NE1/4 OF NW1/4
IN OR 1520/1278
ESMT OR 1520/1298

SIMS KENNETH A & SHERRYL D
PO BOX 1335
HILLIARD, FL 32046-1335

2023

16-3N-24-0000-0006-0280

BUILDING CHARACTERISTICS

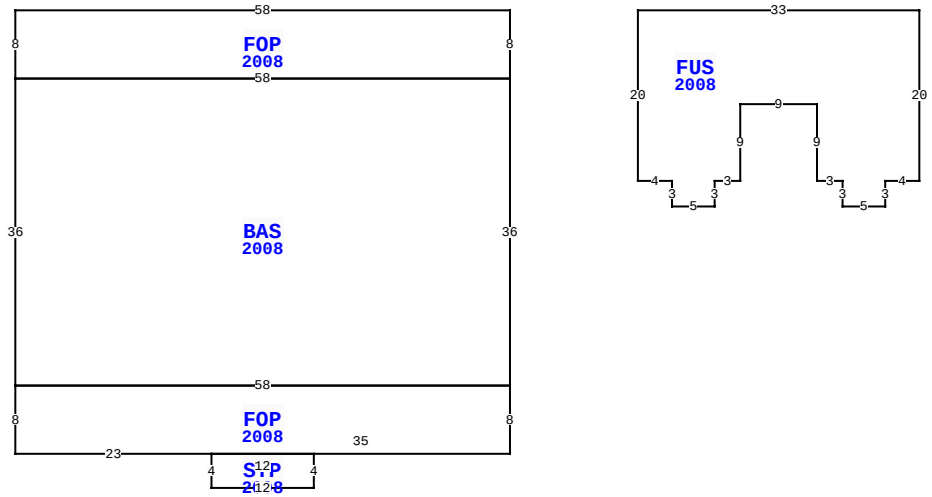
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,088	100	2,088	204,345
FOP	464	30	139	13,603
FOP	464	30	139	13,603
FUS	609	100	609	59,601
STP	48	10	5	489
TOTALS	3,673		2,980	291,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,980	115.9725	104.67	311,917	2008	2008	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2009 Heated Area: 2697 HX Base Yr 2009



3799 JOY LN, HILLIARD

BLD DATE	07/29/2008 JH	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		291,642
TOTAL MARKET OB/XF VALUE		17,500
TOTAL LAND VALUE - MARKET		52,900
TOTAL MARKET VALUE		362,042
SOH/AGL Deduction		144,314
ASSESSED VALUE		217,728
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		167,728
TOTAL JUST VALUE		362,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0707090	NEW CONSTR	0	11/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/1278	8/22/2007	WD	U	V	07	100
GRANTOR: SIMS CLARA FRANCES						
GRANTEE: SIMS KENNETH A & SH						
1510/1019	7/05/2007	QC	U	V	01	100
GRANTOR: SIMS CLARA FRANCES						
GRANTEE: SIMS KENNETH A & SH						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W58 S8 BAS=[YR=2008] S36 FOP=[YR=2008] S8 E23 STP=[YR=2008] S4 E12 N4 W12$ E35 N8 W58$ E58 N36 W58$ E58 N8$ PTR=E15 FUS=[YR=2008] E33 S20 W4 S3 W5 N3 W3 N9 W9S9 W3 S3 W5 N3 W4 N20$ W15$.

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	0510	GARAGE WD-	0	100	25	30	750.00	SF	35.00	35.00	100	2008	2008	3	56	14,700	
2	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2008	2008	3	56	2,800	

LAND DESCRIPTION

TOTAL OB/XF 17,500

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	000115	C	SFR ACRES	100	0007	R1	0.00	0.00	2.30	AC		1.00	1.00	1.00	23,000.00	23,000.00	52,900							

REVIEW DATE 02/01/2018 BY TWX Total Acres: 2.30 Total Land Value: 52,900 Market: 0 Agricultural: 0 Common: 52,900 PRINTED 08/02/2023 BY SYS