PT OF NW1/4 OF SE1/4 OF NW1/4
IN OR 2644/1469

TAYLOR LANCE BRANDEN & KIMBERLY MILLER
37333 INGHAM RD
HILLIARD, FL 32046

2023

16-3N-24-0000-0016-0030

BUILDING CHARACTERISTICS

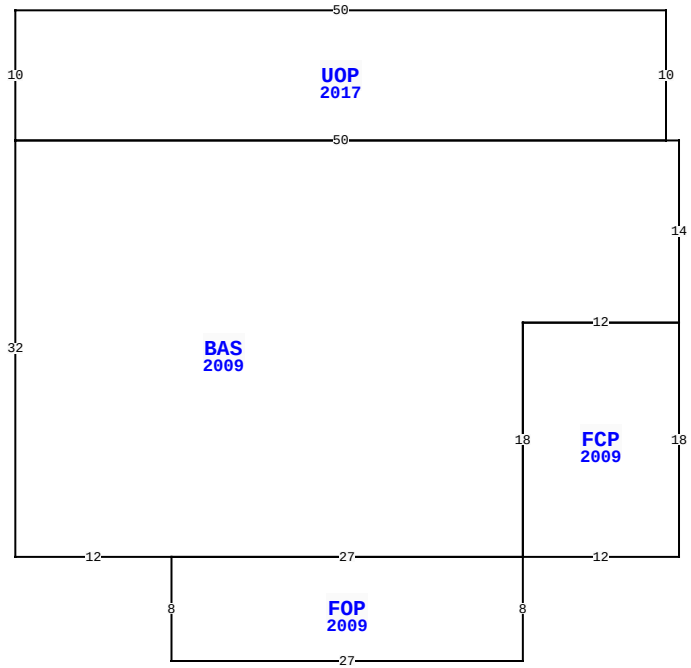
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,416	100	1,416	142,382
FCP	216	25	54	5,429
FOP	216	30	65	6,536
UOP	500	20	100	10,055
TOTALS	2,348		1,635	164,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,635	118.5240	106.97	174,896	2009	2009	0	0	0	6.00	94.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1416 HX Base Yr



37333 INGHAM RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	180,657
TOTAL MARKET OB/XF VALUE	3,871
TOTAL LAND VALUE - MARKET	27,000
TOTAL MARKET VALUE	211,528
SOH/AGL Deduction	0
ASSESSED VALUE	211,528
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	211,528
TOTAL JUST VALUE	211,528
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220037	REPAIR/RRF	0	02/07/2022
20170028	XFOB	0	02/21/2017
20120002	XFOB	0	12/29/2011
20100084	SWIM POOL	1,000	07/20/2010
20090106	XFOB	0	12/29/2009
E0808101	ELEC OTHER	0	07/28/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2644/1469	5/24/2023	WD	Q	I	01	360,000
GRANTOR: DAVIDSON DAVID & BARB						
GRANTEE: TAYLOR LANCE BRANDE						
2583/1688	8/04/2022	WD	U	I	37	200,000
GRANTOR: WILLIAMS JOSHUA A & W						
GRANTEE: DAVIDSON DAVID & BA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W1 UOP=[YR=2017] N10 W50 S10 E50$ W50 S32 E12 FOP=[YR=2009] S8 E27 N8 W27$ E27 FCP=[YR=2009] E12 N18 W12 S18$ N18 E12 N14$.

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	0	87	12	1,044.00	SF	4.00	4.00	100	2009	2009	3	91	3,800	
2	0810	CONCRETE A	0	0	6	2	12.00	SF	6.50	6.50	100	2009	2009	3	91	71	

LAND DESCRIPTION

TOTAL OB/XF 3,871

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	0	0006	R1	0.00	0.00	1.00	AC		1.00	1.00	1.00	27,000.00	27,000.00	27,000							

REVIEW DATE 02/01/2018 BY TW Total Acres: 1.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 08/02/2023 BY SYS

PT OF NW1/4 OF SE1/4 OF NW1/4
IN OR 2644/1469

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HILLIARD, FL 32046

2023

16-3N-24-0000-0016-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

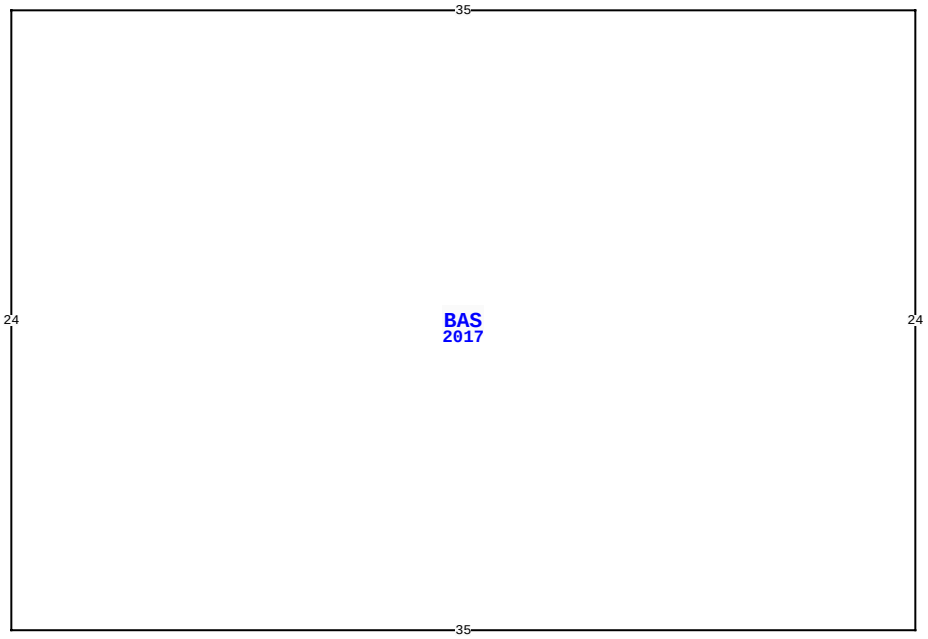
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	16,255
TOTALS	840		840	16,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	58.1900	20.37	17,111	2017	2017	0	0	0	5.00	95.00

2 GARAGE RES – 0% - 2023 Heated Area: 840 HX Base Yr



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BASE TAXABLE VALUE	211,528
TOTAL JUST VALUE	211,528
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0808102	H/AC	3,900	07/28/2008
P0808103	OTHER	0	07/28/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: DAVIDSON DAVID & BARB						
GRANTEE: TAYLOR LANCE BRANDE						
2583/1688	8/04/2022	WD	U	I	37	200,000
GRANTOR: WILLIAMS JOSHUA A & W						
GRANTEE: DAVIDSON DAVID & BA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W35 S24 E35 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/01/2018 BY TW Total Acres: 1.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 08/02/2023 BY SYS