PT OF S1/2 OF SW1/4 OF SE1/4
IN OR 2560/1308

TAYLOR GWENDOLYN L & LOVETT W JR
37737 HENRY SMITH RD
HILLIARD, FL 32046

2023

16-3N-24-0000-0029-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

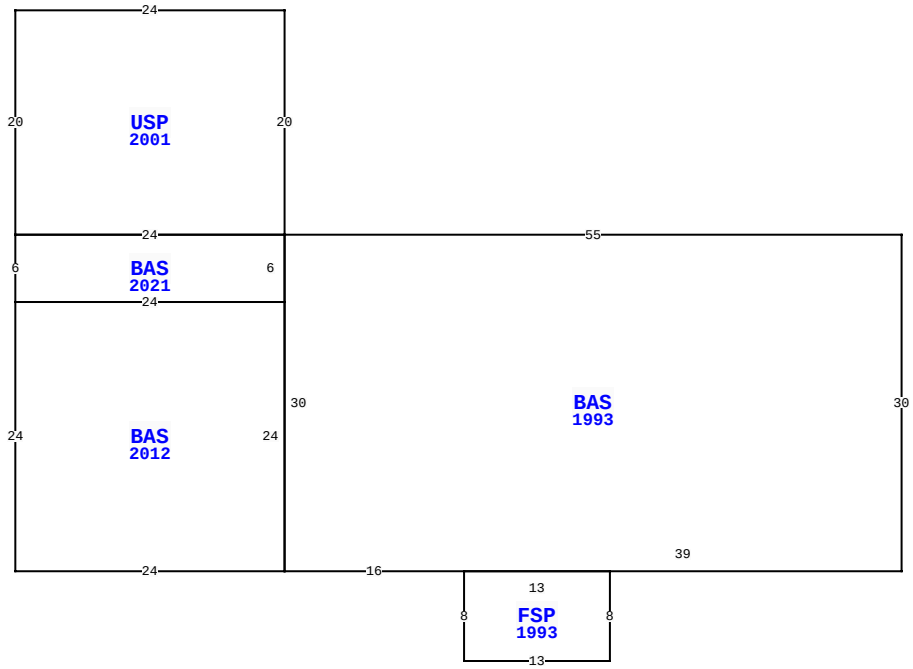
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	1,650	149,122
BAS	576	100	576	52,057
BAS	144	100	144	13,014
FSP	104	40	42	3,796
USP	480	30	144	13,014
TOTALS	2,954		2,556	231,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,556	111.8880	100.98	258,105	1958	2000	0	0	0	10.50	89.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2370 HX Base Yr 2023



37737 HENRY SMITH RD, 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		231,004
TOTAL MARKET OB/XF VALUE		5,843
TOTAL LAND VALUE - MARKET		51,152
TOTAL MARKET VALUE		287,999
SOH/AGL Deduction		0
ASSESSED VALUE		287,999
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		232,999
TOTAL JUST VALUE		287,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0706078	CARPORT	800	06/22/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2560/1308	4/28/2022	WD	Q	I	01	365,000
GRANTOR: NINJA SEAMLESS REPAIR						
GRANTEE: TAYLOR GWENDOLYN L						
2338/1960	2/11/2020	SW	U	I	12	102,800
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: NINJA SEAMLESS REPA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 USP=[YR=2001] N20 W24 S20 BAS=[YR=2021] S6 BAS=[YR=2012] S24 E24 N24 W24$ E24 N6 W24$ E24$ S30 E16 FSP=[YR=1993] S8 E13 N8 W13$ E39 N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1958	1958	3	21	735	
4	0812	CONCRETE C	0	100	0	0	1,388.00	SF	4.00	4.00	100	2010	2010	3	92	5,108	

LAND DESCRIPTION

TOTAL OB/XF 5,843

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	0006		0.00	0.00	2.78	AC		1.00	1.00	0.80	23,000.00	18,400.00	51,152							

REVIEW DATE 12/02/2022 BY WWX Total Acres: 2.78 Total Land Value: 51,152 Market: 0 Agricultural: 0 Common: 51,152 PRINTED 08/02/2023 BY SYS