PT OF LOT 5
CORNWALL SURVEY S/D OF
SEC 16-3N-24E PBK O/31

RAULERSON CASEY T
37021 INGHAM RD
HILLIARD, FL 32046

2023

16-3N-24-2020-0005-0070

BUILDING CHARACTERISTICS

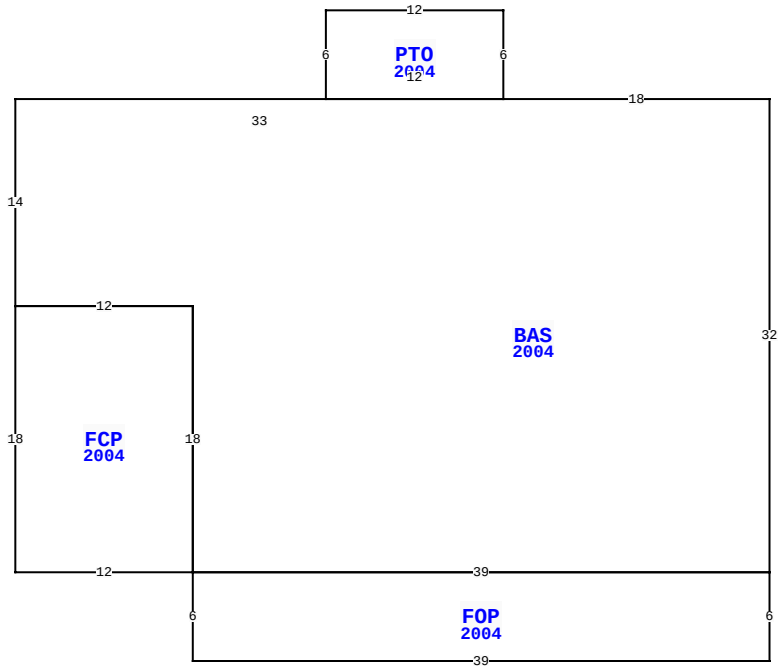
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,416	100	1,416	137,260
FCP	216	25	54	5,235
FOP	234	30	70	6,786
PTO	72	5	4	388
TOTALS	1,938		1,544	149,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,544	117.3816	105.94	163,571	2004	2004	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1416 HX Base Yr 2020



37021 INGHAM RD, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		149,667
TOTAL MARKET OB/XF VALUE		3,327
TOTAL LAND VALUE - MARKET		29,160
TOTAL MARKET VALUE		182,154
SOH/AGL Deduction		41,459
ASSESSED VALUE		140,695
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		90,695
TOTAL JUST VALUE		182,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2268/0105	4/12/2019	WD	Q	I	01	170,000
GRANTOR: LEWIS CODY & REBECCA						
GRANTEE: RAULERSON CASEY T						
2046/0786	5/11/2016	WD	Q	I	01	117,500
GRANTOR: RAU MARCUS D JR & AMA						
GRANTEE: LEWIS CODY & REBECC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 PTO=[YR=2004] N6 W12 S6 E12$ W33 S14 FCP=[YR=2004] S18 E12 N18 W12$ E12 S18 FOP=[YR=2004] S6 E39 N6 W39$ E39 N32$.

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	0811	CONCRETE B	0	100	62	12	744.00	SF	5.20	5.20	100	2004	2004	3	86	3,327	

LAND DESCRIPTION

TOTAL OB/XF 3,327

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	100	0006		0.00	0.00	0.48	AC		1.00	1.00	2.25	27,000.00	60,750.00	29,160							

REVIEW DATE 06/25/2019 BY TW Total Acres: 0.48 Total Land Value: 29,160 Market: 0 Agricultural: 0 Common: 29,160 PRINTED 08/02/2023 BY SYS