PT OF LOT 5
IN OR 2467/422
CORNWALL SURVEY S/D OF

SLAUGHTER ALEX H & JUDY A
37041 INGHAM RD
HILLIARD, FL 32046

2023

16-3N-24-2020-0005-0080

BUILDING CHARACTERISTICS

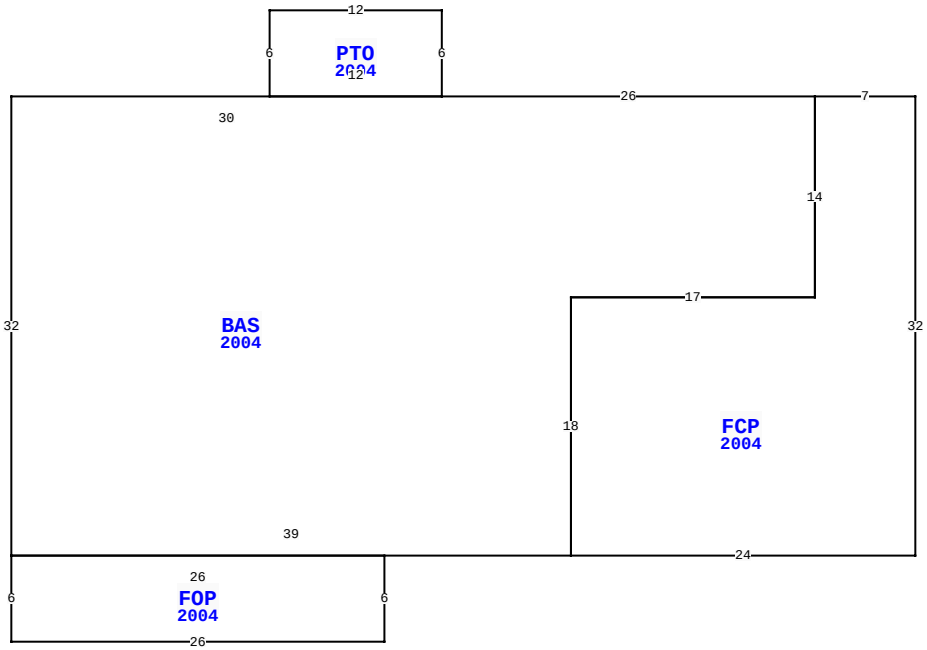
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,486	100	1,486	142,509
FCP	530	25	132	12,659
FOP	156	30	47	4,507
PTO	72	5	4	383
TOTALS	2,244		1,669	160,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,669	116.1300	104.81	174,928	2004	2004	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1486 HX Base Yr 2022



37041 INGHAM RD, HILLIARD

BLD DATE		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		160,059
TOTAL MARKET OB/XF VALUE		4,293
TOTAL LAND VALUE - MARKET		27,338
TOTAL MARKET VALUE		191,690
SOH/AGL Deduction		30,847
ASSESSED VALUE		160,843
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		110,843
TOTAL JUST VALUE		191,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2467/0422	5/28/2021	WD	Q	I	01	230,000
GRANTOR: MCCOURT JUSTIN & JAYM						
GRANTEE: SLAUGHTER ALEX H &						
2226/1618	9/27/2018	WD	Q	I	01	144,500
GRANTOR: *CONFIDENTIAL*						
GRANTEE: MCCOURT JUSTIN & JA						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2004] W7 BAS=[YR=2004] W26 PTO=[YR=2004] N6 W12 S6 E12$ W30 S32 FOP=[YR=2004] S6 E26 N6 W26$ E39 N18 E17 N14$ S14 W17 S18 E24 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	0812	CONCRETE C	0	100	0	0	1,248.00	SF	4.00	4.00	100	2004	2004	3	86	4,293	

LAND DESCRIPTION

TOTAL OB/XF 4,293

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	0.45	AC		1.00	1.00	2.25	27,000.00	60,750.00	27,338							

REVIEW DATE 02/01/2018 BY TWX Total Acres: 0.45 Total Land Value: 27,338 Market: 0 Agricultural: 0 Common: 27,338 PRINTED 08/02/2023 BY SYS