PT OF LOTS 5 & 6
IN OR 2495/36 (EX UTIL ESMT
IN OR 1373/1809)

HOLLAND MELISSA & MICHAEL
37421 INGHAM ROAD
HILLIARD, FL 32046

2023

16-3N-24-2020-0005-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

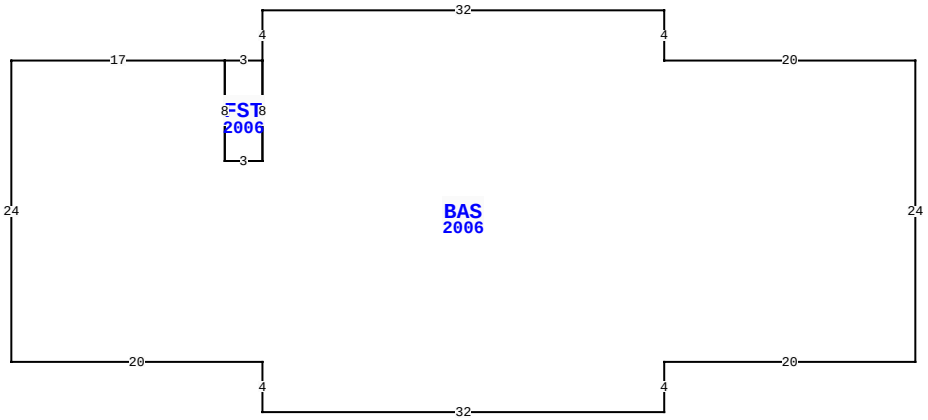
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,960	100	1,960	215,149
FST	24	55	13	1,427
TOTALS	1,984		1,973	216,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,973	99.9306	118.67	234,136	2006	2006	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2022 Heated Area: 1960 HX Base Yr 2022



37421 INGHAM RD, HILLIARD

BLD DATE	10/24/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		261,530
TOTAL MARKET OB/XF VALUE		11,135
TOTAL LAND VALUE - MARKET		51,980
TOTAL MARKET VALUE		324,645
SOH/AGL Deduction		0
ASSESSED VALUE		324,645
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		274,645
TOTAL JUST VALUE		324,645
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0702030	GARAGE	42,300	02/22/2007
0702031	ELEC OTHER	0	02/22/2007
0605191	FOUNDATION	49,600	05/19/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2495/0036	9/02/2021	WD	Q	I	01	400,000
GRANTOR: SANDSTROM KENNETH & C						
GRANTEE: HOLLAND MELISSA & M						
1362/0043	10/26/2005	WD	Q	V		38,000
GRANTOR: SMITH ANTHONY & JULIE						
GRANTEE: SANDSTROM KENNETH J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W20 N4 W32 S4 FST=[YR=2006] W3 S8 E3 N8$ S8 W3 N8 W17 S24 E20 S4 E32 N4 E20 N24$.

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	0940	SHEDS/PORT	0	100	20	10	200.00	SF	21.30	21.30	100	2006	2006	3	31	1,321	
2	0811	CONCRETE B	0	100	0	0	662.00	SF	5.20	5.20	100	2006	2006	3	88	3,029	
4	0681	POLE SHED	0	100	16	11	176.00	SF	11.25	11.25	100	2008	2008	3	56	1,109	
5	0940	SHEDS/PORT	0	100	16	12	192.00	SF	22.50	22.50	100	2008	2008	3	40	1,728	
6	1242	WD DECK A	0	100	0	0	304.00	SF	10.00	10.00	100	2014	2014	3	70	2,128	
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	

LAND DESCRIPTION

TOTAL OB/XF 11,135

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	2.26	AC		1.00	1.00	1.00	23,000.00	23,000.00	51,980							

REVIEW DATE 04/05/2022 BY TWA Total Acres: 2.26 Total Land Value: 51,980 Market: 0 Agricultural: 0 Common: 51,980 PRINTED 08/02/2023 BY SYS

PT OF LOTS 5 & 6
IN OR 2495/36 (EX UTIL ESMT
IN OR 1373/1809)

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Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

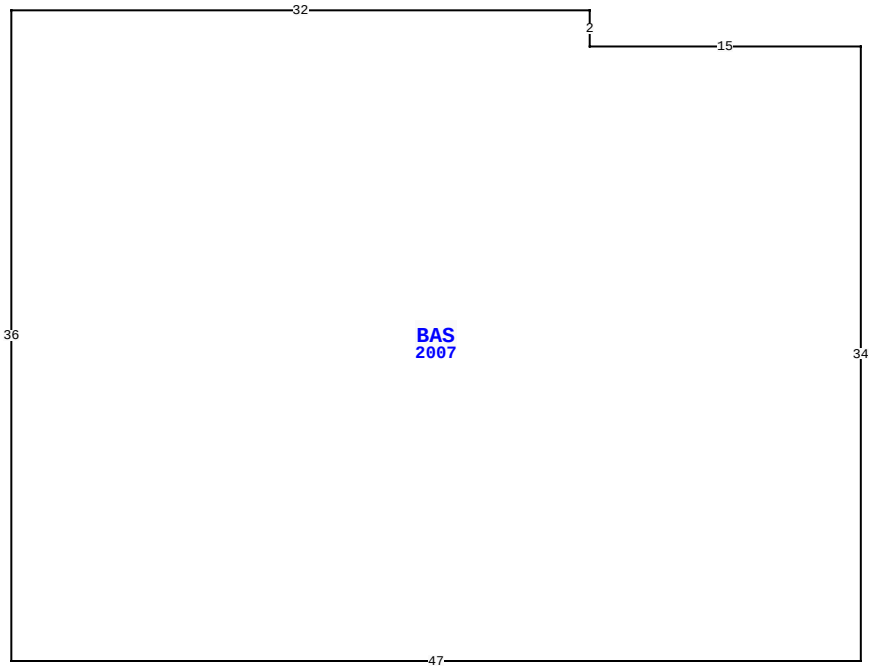
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,662	100	1,662	44,954
TOTALS	1,662		1,662	44,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,662	96.6000	33.81	56,192	2007	2007	0	0	0	20.00	80.00

2 GARAGE RES – 100% - 2022 Heated Area: 1662 HX Base Yr 2022



37421 INGHAM RD, HILLIARD

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GRANTOR: SMITH ANTHONY & JULIE						
GRANTEE: SANDSTROM KENNETH J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W15 N2 W32 S36 E47 N34 $.

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 04/05/2022 BY TWA Total Acres: 2.26 Total Land Value: 51,980 Market: 0 Agricultural: 0 Common: 51,980 PRINTED 08/02/2023 BY SYS