

LOT 15
IN OR 1272/1688
SUB OF NW1/4 PB 1/3

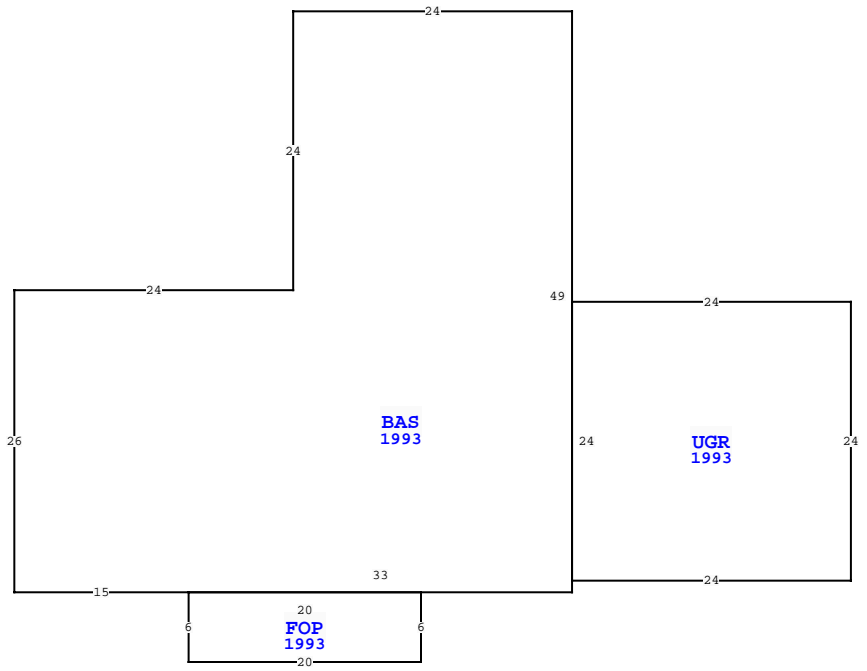
GARDENOUR JOHN E & JOYCE E
37108 LITTLE MAGNOLIA CT
HILLIARD, FL 32046-7712

2023

16-3N-24-2580-0015-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	03 CONC FINSH 70
Interior Floo	08 SHT VINYL 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
BUD8 Adjustme	03 DIST HI 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,119	98.7840	89.15	188,909	1978	1978	0	0	0	18.25	81.75
1 SINGLE FAM - 100% - 2006 Heated Area: 1824 HX Base Yr 2006												



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	1,824	100	1,824	132,934
FOP	120	30	36	2,623
UGR	576	45	259	18,876
TOTALS	2,520		2,119	154,433

NASSAU COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			172,067
TOTAL MARKET OB/XF VALUE			886
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			194,953
SOH/AGL Deduction			73,722
ASSESSED VALUE			121,231
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			71,231
TOTAL JUST VALUE			194,953
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			168,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120004	REPAIR/RRF	8,320	01/09/2012
87-707	N/A	6,250	01/19/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1272/1688	11/10/2004	WD	Q	I		115,000
GRANTOR: NICHOLS BENJAMIN F &						
GRANTEE: GARDENOUR JOHN E &						
0537/0595	2/23/1988	WD	Q	I		63,500
GRANTOR: ROBERTS MARC R						
GRANTEE: NICHOLS BENJAMIN F						

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
1	0810	CONCRETE A	0	100	12	16		6.50	6.50	100	1987	1987	3	54.5	680	
4	0810	CONCRETE A	0	100	8	8		6.50	6.50	100	1985	1985	3	49.5	206	

37108 LITTLE MAGNOLIA CT, HILLIARD													BLD DATE		LGL DATE	
													XF DATE		LAND DATE	
													INC DATE		AG DATE	
													TOTAL OB/XF	886		

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1993] W24 S24 W24 S26 E15 FOP=[YR=1993] S6E20 N6 W20\$ E33 N1 UGR=[YR=1993] E24 N24W24 S24\$ N49\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	R1	0.00	0.00	1.00	UT		1.00	1.00	1.00	22,000.00	22,000.00	22,000								

