

DAVIS CHARLES W & CAROL E
37202 LITTLE MAGNOLIA CT
HILLIARD, FL 32046

16-3N-24-2580-0019-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

03BELOW AVG. 100
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo13LVT/LAMNT 90
Interior Floo11CLAY TILE 10
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms
Bathrooms
Frame02WOOD FRAME 100

Stories
Units000 100
Occupancy00NONE 100

Quality06Quality Level 06
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA06
NEIGHBORHOOD/LOC6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,048	100	1,048	106,232
FGR	240	55	132	13,381
FOP	190	30	57	5,778
PTO	270	5	14	1,419

TOTALS1,7481,251126,810

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBYEYBECONFNCTNORM% COND

0100011,251113.7396102.65128,41520212021001.2598.75

1 SINGLE FAM - 100% - 2022Heated Area: 1048HX Base Yr 2022

The diagram shows a rectangular lot divided into several sections. At the top left is a section labeled "PTO 2021" measuring 18 by 15. To its right is a section labeled "FGR 2021" measuring 20 by 12. Below these is a large central area labeled "BAS 2021". At the bottom center is a section labeled "FOP 2021" measuring 38 by 5. Other dimensions shown include 15, 12, 3, 26, 29, and 5.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUEASSESSED VALUEINCOME TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

126,8101,36544,000172,17517,715154,46060,00094,460172,1750149,961

HX HB DV

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U V I RSN CD SALE PRICE

2270/15014/26/2019QC U V 116,000

GRANTOR:BENNETT LESLIE D & DA

GRANTEE:DAVIS CHARLES W & C

2270/14974/26/2019QC U V 116,000

GRANTOR:BENNETT LESLIE D & DA

GRANTEE:DAVIS CHARLES W & C

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] W20 PTO=[YR=2021] W18 S15 BAS=[YR=2021] S26
FOP=[YR=2021] S5 E38 N5 W38\$ E38 N29 W20 S3 W18\$ E18 N15\$ S12
E20 N12\$.

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNITUTD TDPH FACT% CONDTOT ADJUNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000000CVAC RES1000005R10.000.002.00UT1.001.001.0022,000.0022,000.0044,000

REVIEW DATE04/29/2021BYTWJHTotal Acres: 0.00Total Land Value: 44,000Market: 0Agricultural: 0Common: 44,000PRINTED 08/02/2023 BY SYS