

SUB LOT 28
OR 307/386 & OR 406/766
SUB OF NW1/4 PB 1/3

WINE WILLIAM E & BETH J
37057 LITTLE MAGNOLIA COURT
HILLIARD, FL 32046

2023

16-3N-24-2580-0028-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03
DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 6001.00

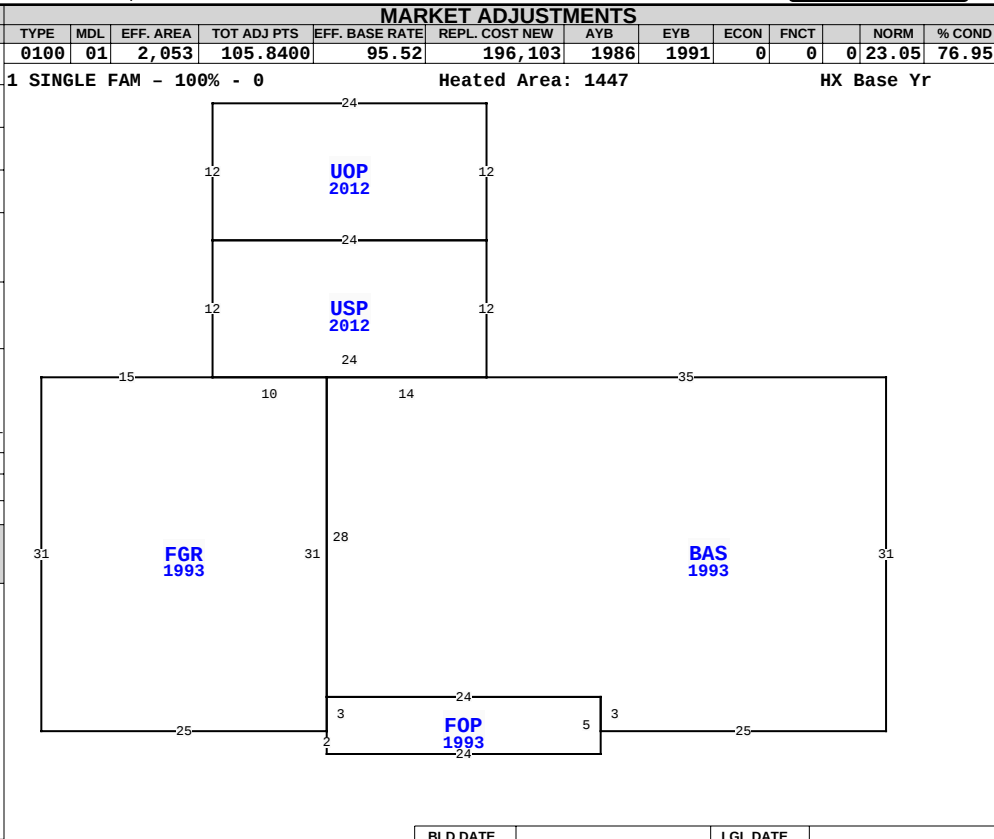
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,447	100	1,447	106,358
FGR	775	55	426	31,312
FOP	120	30	36	2,646
UOP	288	20	58	4,263
USP	288	30	86	6,321
TOTALS	2,918		2,053	150,901

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
2	0940	SHEDS/PORT	0 100	8	20	160.00	SF	20.10	20.10	100	1988	1988	3	20	643	
3	0681	POLE SHED	0 100	20	10	200.00	SF	15.00	15.00	100	1988	1988	3	20	600	
5	0812	CONCRETE C	0 100	0	0	2,208.00	SF	4.00	4.00	100	1993	1993	3	68	6,006	

LAND DESCRIPTION			TOTAL OB/XF 7,249													
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
1	000100	C	SFR	100	0006	R1	132.00	305.00	1.00	UT		1.00	1.00	1.00	22,000.00	22,000.00

REVIEW DATE 11/01/2018 BY TWX



37057 LITTLE MAGNOLIA CT, HILLIARD

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
160.00	SF	20.10	20.10	100	1988	1988	3	20	643	
200.00	SF	15.00	15.00	100	1988	1988	3	20	600	
2,208.00	SF	4.00	4.00	100	1993	1993	3	68	6,006	

TOTAL OB/XF												7,249	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
06	R1	132.00	305.00	1.00	UT		1.00	1.00	1.00	22,000.00	22,000.00		

Total Acres: 0.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 3

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		150,901
TOTAL MARKET OB/XF VALUE		7,249
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		180,150
SOH/AGL Deduction		75,755
ASSESSED VALUE		104,395
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		54,395
TOTAL JUST VALUE		180,150
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180171	REPAIR/RRF	0	08/06/2018
20160092	CARPORT	0	06/20/2016
9202026	ADDITION	21,824	04/12/1993

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
0406/0766	12/01/1983	WD Q I	3,400
GRANTOR:			
GRANTEE:			
0190/0128	1/01/1975	WD Q V	3,000
GRANTOR:			
GRANTEE:			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1993] W35 USP=[YR=2012] N12 UOP=[YR=2012] N12 W24 S12 E24\$ W24 S12 FGR=[YR=1993] W15 S31 E25 FOP=[YR=1993] S2E24 N5 W24 S3\$ N31 W10\$ E24\$ W14 S28 E24 S3E25 N31\$.			

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