

E'LY 202.03 FT OF LOTS 31 & 32
IN OR 1958/495
1974 VANDY DW/MH

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

2023

16-3N-24-2580-0031-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME

MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100	1,012	50,592
FCP	460	25	115	5,749
FEP	200	85	170	8,498

TOTALS	1,672		1,297	64,840
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
4	0510	GARAGE WD-	0	0	0	0	792.00	SF	35.00	35.00	
5	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	
6	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000102	C	SFR/MH	0	0006	R1	0.00	0.00	1.00	UT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,297	128.1800	83.32	108,066	1974	2006	0	0	40.00	60.00
1 M/H 93- - 0% - 0											
Heated Area: 1182											
HX Base Yr											

37222 INGHAM RD, HILLIARD				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	
				INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		64,840	
TOTAL MARKET OB/XF VALUE		6,984	
TOTAL LAND VALUE - MARKET		22,000	
TOTAL MARKET VALUE		93,824	
SOH/AGL Deduction		20,717	
ASSESSED VALUE		73,107	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		73,107	
TOTAL JUST VALUE		93,824	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		74,307	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170107	SWIM POOL	0	06/08/2017
0311254	REPAIR/RRF	5,975	11/20/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1958/0495	1/16/2015	WD	Q	I	01	55,000	
GRANTOR: THE CYR FAMILY TRUST							
GRANTEE: GARDENOUR JOHN & JO							
0909/0637	11/29/1999	QC	U	I	18	100	
GRANTOR: CYR DELMAR & CLARA							
GRANTEE: CYR DELMAR & CLARA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FEP=[YR=1993] W20 S10BAS=[YR=1993] W24 FCP=[YR=2003] W20 S23 E20N23\$ S23 E44 N23 W20\$ E20 N10\$.											