W133.3 FT OF N217 FT OF NW1/4
OF NE1/4 OF NE1/4
IN OR 2376/1423

BUCHANAN SARAH ROBERTSON L/E/NLFM TRUST
37242 LEE ST
HILLIARD, FL 32046

2023

17-3N-24-0000-0002-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
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		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

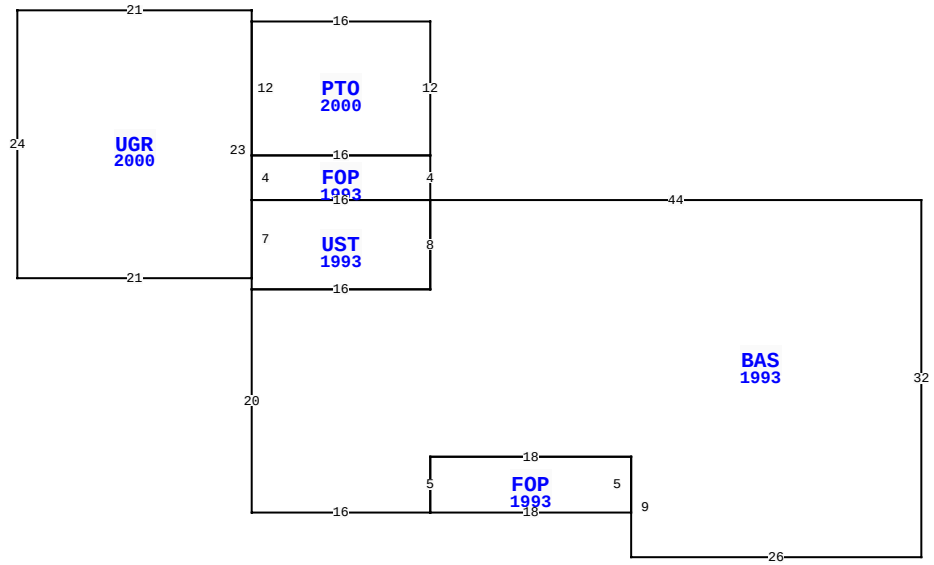
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	1,566	130,264
FOP	64	30	19	1,581
FOP	90	30	27	2,246
PTO	192	5	10	832
UGR	504	45	227	18,883
UST	128	45	58	4,825
TOTALS	2,544		1,907	158,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,907	107.8000	97.29	185,532	1988	1993	0	0	0	14.50	85.50

1 SINGLE FAM – 100% - 2018 Heated Area: 1566 HX Base Yr 2018



37242 LEE ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		158,630
TOTAL MARKET OB/XF VALUE		4,448
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		183,078
SOH/AGL Deduction		49,154
ASSESSED VALUE		133,924
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		83,924
TOTAL JUST VALUE		183,078
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160135	REPAIR/RRF	0	09/16/2016
0710138	H/AC	43	09/27/2007
0005049	GARAGE	12,300	05/01/2000
88080059	NEW CONSTR	50,000	08/03/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2376/1423	7/16/2020	LE	U	I	11	100
GRANTOR: BUCHANAN SARAH ROBERT						
GRANTEE: NLFM TRUST						
2103/0498	2/24/2017	WD	Q	I	01	140,000
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: ROBERTSON SARAH DAW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 FOP=[YR=1993] N4 PTO=[YR=2000] N12 W16 UGR=[YR=2000] N1 W21 S24 E21 UST=[YR=1993] S1 E16 N8 W16 S7$ N23$ S12 E16$ W16 S4 E16$ S8 W16 S20 E16 FOP=[YR=1993] E18 N5 W18 S5$ N5 E18 S9 E26 N32$.

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	0812	CONCRETE C	0	100	0	0	1,390.00	SF	4.00	4.00	100	2000	2000	3	80	4,448	

LAND DESCRIPTION

TOTAL OB/XF 4,448

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	000100	C	SFR	100	0006		133.00	217.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 02/06/2018 BY TWX Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 08/02/2023 BY SYS