PT LOT 48 SUB LOT 3
L/E PT OR 971/1407
CORNWALL SURVEY

HICKS GERALDINE L/E/JOHN R HICKS
PO BOX 251
HILLIARD, FL 32046-0251

2023

17-3N-24-2020-0048-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

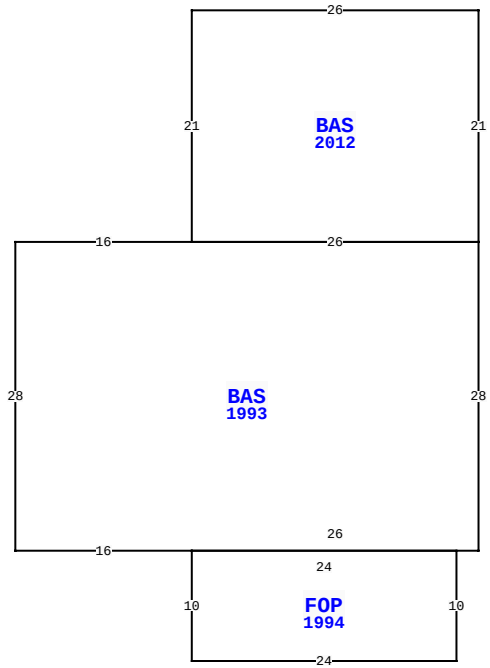
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	89,131
BAS	546	100	546	41,383
FOP	240	30	72	5,457
TOTALS	1,962		1,794	135,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,794	104.0000	93.86	168,385	1974	1974	0	0	0	19.25	80.75

1 SINGLE FAM – 100% - 0 Heated Area: 1722 HX Base Yr



371721 HENRY SMITH RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		135,971
TOTAL MARKET OB/XF VALUE		1,883
TOTAL LAND VALUE - MARKET		26,190
TOTAL MARKET VALUE		164,044
SOH/AGL Deduction		82,102
ASSESSED VALUE		81,942
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		26,942
TOTAL JUST VALUE		164,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9212132	ADDITION	11,000	12/29/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0971/1407	2/21/2001	DG	U	I	01	100

GRANTOR: HICKS CARL R & GERALD

GRANTEE: HICKS JOHN H & WAYN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W26 S21 BAS=[YR=1993] W16 S28 E16 FOP=[YR=1994] S10 E24 N10 W24$ E26 N28 W26$ E26 N21$.

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	0810	CONCRETE A	0	100	0	0	300.00	SF	6.50	6.50	100	1980	1980	3	35	683	
2	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	1997	1997	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,883

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		130.00	300.00	0.97	AC		1.00	1.00	1.00	27,000.00	27,000.00	26,190							

REVIEW DATE 02/16/2018 BY TWX Total Acres: 0.97 Total Land Value: 26,190 Market: 0 Agricultural: 0 Common: 26,190 PRINTED 08/02/2023 BY SYS