

PT OF SE1/4 OF NE1/4
PARCELS 7 7-1 & 7-3
IN OR 1835/1644

REWIS BILLY CHARLES
37263 TOM BROWN ROAD
HILLIARD, FL 32046

2023

20-3N-24-0000-0007-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																														
Exterior Wall	12	CEDAR 100	0820	02	1,320	113.6000	73.84	97,469	1991	1991	0	0	0	70.00	30.00	VALUATION BY	STANDARD																																													
Roof Structure	03	GABLE/HIP 100	1 M/H 93- - 0% - 0										Heated Area: 1248					HX Base Yr					Tax Group: 4					Tax Dist:																																		
Roof Cover	03	COMP SHNGL 100	48 24 48 24 BAS 1993																			BUILDING MARKET VALUE					29,241																																			
Interior Wall	04	PLYWOOD 100																				TOTAL MARKET OB/XF VALUE					22,619																																			
Interior Floor	14	CARPET 90																				TOTAL LAND VALUE - MARKET					105,000																																			
Interior Floor	08	SHT VINYL 10																				TOTAL MARKET VALUE					156,860																																			
Air Condition	03	CENTRAL 100																				SOH/AGL Deduction					81,079																																			
Heating Type	04	AIR DUCTED 100																				ASSESSED VALUE					75,781																																			
Bedrooms		3 100																				TOTAL EXEMPTION VALUE					0																																			
Bathrooms		2 100																				BASE TAXABLE VALUE					75,781																																			
Frame	02	WOOD FRAME 100																				TOTAL JUST VALUE					156,860																																			
Stories	1.	1. 100																				NCON VALUE					0																																			
Units		0 100																				INCOME VALUE																																								
Quality			03	Quality Level 03																		PREVIOUS YEAR MKT VALUE					91,366																																			
DOR CODE			0200	MOBILE HOME																																																										
MAP NUM			MKT AREA			09																																																								
NEIGHBORHOOD/LOC			9001.00																																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																										
BAS	1,152	100	1,152	25,519																																																										
BAS	96	100	96	2,127																																																										
UOP	288	25	72	1,595																																																										
TOTALS			1,536	1,320	29,241																																																									
EXTRA FEATURES			37341 TOM BROWN RD, HILLIARD																																																											
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	0350	CARPORT WD	0	0	27	12			324.00	SF	13.00		100	1990	1990	3	20	842																																												
3	0845	KOOL DECK	0	0	0	0			496.00	SF	7.25		100	1992	1992	3	66	2,373																																												
4	0936	SEPTC TANK	0	0	0	0			2.00	UT	6,000.00		100	1980	1980	3	100	12,000																																												
5	0937	WELL	0	0	0	0			1.00	UT	6,000.00		100	1980	1980	3	100	6,000																																												
8	0681	POLE SHED	0	0	24	20			480.00	SF	11.25		100	1997	1997	3	26	1,404																																												
TOTALS																																																														
LAND DESCRIPTION			TOTAL OB/XF 22,619																																																											
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																						
1	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	1.87	AC		1.00	1.00	1.00	30,000.00	30,000.00	56,100																																													
2	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	1.63	AC		1.00	1.00	1.00	30,000.00	30,000.00	48,900																																													
REVIEW DATE			02/16/2018	BY	TWX	Total Acres: 3.50			Total Land Value: 105,000			Market: 0			Agricultural: 0			Common: 105,000			PRINTED 08/02/2023 BY SYS																																									