PT OF SE1/4 OF NE1/4
OR 136/20 L/E & OR 726/1175

REWIS BILLY CHARLES
37263 TOM BROWN ROAD
HILLIARD, FL 32046

2023

20-3N-24-0000-0007-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

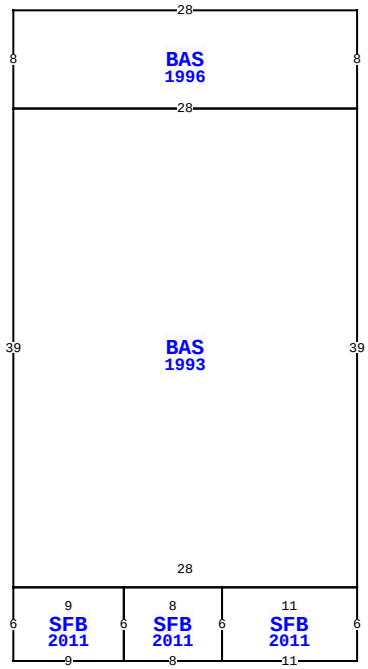
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1,092	82,559
BAS	224	100	224	16,935
SFB	48	80	38	2,873
SFB	54	80	43	3,251
SFB	66	80	53	4,007
TOTALS	1,484		1,450	109,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,450	105.0400	94.80	137,460	1922	1970	0	0	0	20.25	79.75

1 SINGLE FAM – 100% - 2001 Heated Area: 1450 HX Base Yr 2001



37263 TOM BROWN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		109,624
TOTAL MARKET OB/XF VALUE		9,717
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		219,341
SOH/AGL Deduction		123,222
ASSESSED VALUE		96,119
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		46,119
TOTAL JUST VALUE		219,341
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7961	NEW CONSTR	2,160	03/25/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0726/1175	3/29/1995	QC	U	I	01	100

GRANTOR: REWIS PATRICIA WILDES

GRANTEE: REWIS BILLY CHARLES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W28 S8 BAS=[YR=1993] S39 SFB=[YR=2011] S6 E9 SFB=[YR=2011] E8 SFB=[YR=2011] E11 N6 W11 S6$ N6 W8S6 $ N6 W9$ E28 N39 W28$ E28 N8$.

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
2	0681	POLE SHED	0	100	30	18	540.00	SF	15.00	15.00	100	1992	1992	3	20	1,620	
3	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2001	2001	3	20	128	
4	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	1998	1998	3	20	160	
5	0820	WOOD WALK	0	100	0	0	400.00	SF	11.75	11.75	100	2005	2005	3	40	1,880	
6	0681	POLE SHED	0	100	26	18	468.00	SF	15.00	15.00	100	2003	2003	3	36	2,527	
7	0681	POLE SHED	0	100	42	20	840.00	SF	11.25	11.25	100	2003	2003	3	36	3,402	

LAND DESCRIPTION

TOTAL OB/XF 9,717

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	100,000							

REVIEW DATE 02/16/2018 BY TWX Total Acres: 4.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS