PT OF LOT 52 IN OR 577/222
CORNWALL SURVEY SEC 21-3N-24E
PBK 0/31

BAHL BETTY
3654 MONITOR TRAIL
HILLIARD, FL 32046

2023

21-3N-24-2020-0052-0010

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

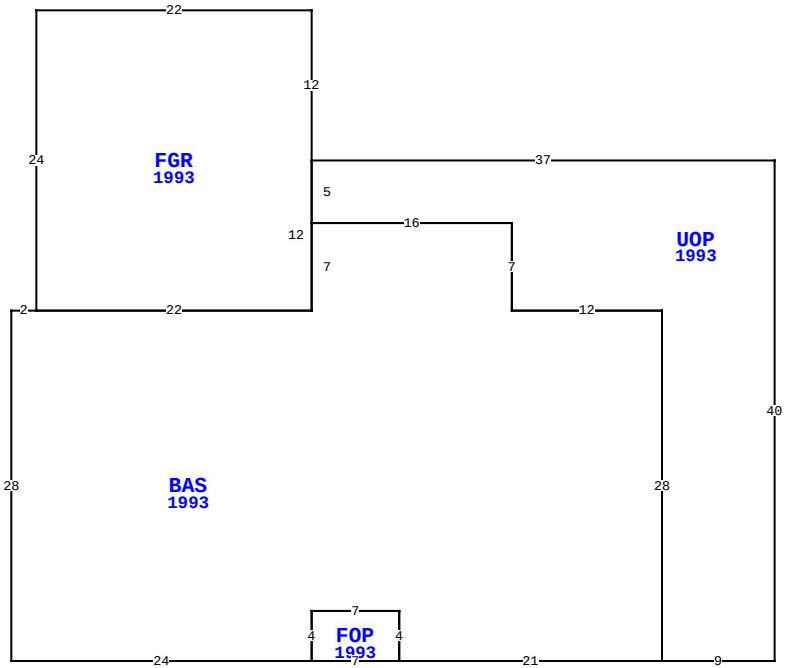
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100	1,540	123,520
FGR	528	55	290	23,260
FOP	28	30	8	642
UOP	584	20	117	9,384
TOTALS	2,680		1,955	156,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,955	104.8600	94.64	185,021	1990	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 0 Heated Area: 1540 HX Base Yr



3654 MONITOR TRL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		156,805
TOTAL MARKET OB/XF VALUE		4,211
TOTAL LAND VALUE - MARKET		31,500
TOTAL MARKET VALUE		192,516
SOH/AGL Deduction		83,087
ASSESSED VALUE		109,429
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		54,429
TOTAL JUST VALUE		192,516
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6751	REMODEL	3,900	09/21/1990
3760	NEW CONSTR	9,700	01/04/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0577/0222	8/17/1989	QC	U	V		100

GRANTOR: RAULERSON DANNY & A
GRANTEE: BAHL VERNON & BETTY

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W37 FGR=[YR=1993] N12 W22 S24 BAS=[YR=1993] W2 S28 E24 FOP=[YR=1993] E7 N4 W7 S4$ N4 E7 S4 E21 N28 W12 N7 W16 S7 W22$ E22 N12$ S5 E16 S7 E12 S28 E9 N40$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
2	0810	CONCRETE A	0	100	23	19	437.00	SF	6.50	6.50	100	1990	1990	3	62	1,761	

LAND DESCRIPTION

TOTAL OB/XF 4,211

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	0007	OR	0.00	0.00	1.05	AC		1.00	1.00	1.00	30,000.00	30,000.00	31,500							

REVIEW DATE 09/18/2018 BY TWA Total Acres: 1.05 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 08/02/2023 BY SYS