PARCELS 1-1, 2-3 & 2-4
IN OR 140/365 & OR 140/367 &
OR 530/959

BROCK SIDNEY S & MYRA H L/E/
PO BOX 398
HILLIARD, FL 32046

2023

22-3N-24-0000-0001-0010

BUILDING CHARACTERISTICS

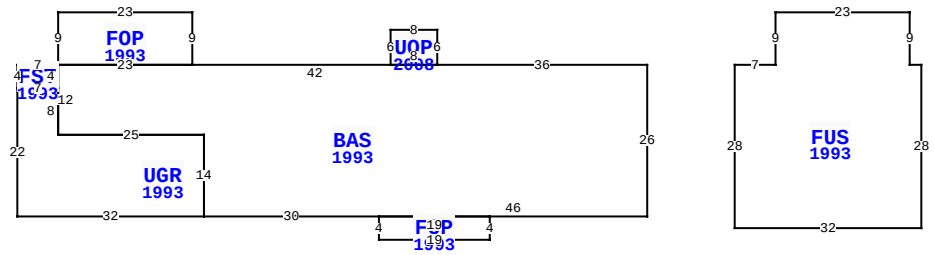
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,276	100	2,276	189,648
FOP	76	30	23	1,916
FOP	207	30	62	5,166
FST	28	55	15	1,250
FUS	1,103	100	1,103	91,907
UGR	504	45	227	18,915
UOP	48	20	10	833
TOTALS	4,242		3,716	309,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,716	85.0500	101.00	375,316	1971	1981	0	0	0	17.50	82.50

1 SNGL FAM – 100% - 0 Heated Area: 3379 HX Base Yr



37104 BROCKWOOD DR, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		333,984
TOTAL MARKET OB/XF VALUE		14,677
TOTAL LAND VALUE - MARKET		229,200
TOTAL MARKET VALUE		384,106
SOH/AGL Deduction		193,618
ASSESSED VALUE		190,488
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		140,488
TOTAL JUST VALUE		577,861
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007479	GARAGE	57,960	08/19/2020
B0618396	REPAIR/RRF	12,502	10/31/2006
4096	N/A	19,300	05/14/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2637/534	5/02/2023	LE	U	I	11	100
GRANTOR: BROCK SIDNEY S & MYRA						
GRANTEE: BROCK CHADWICK WHIT						
0530/0959	11/09/1987	WD	U	V		2,000
GRANTOR: CCA						
GRANTEE: BROCK SIDNEY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 UOP=[YR=2008] N6 W8 S6 E8$ W42
FOP=[YR=1993] N9 W23 S9 FST=[YR=1993] W7 S4 UGR=[YR=1993] S22
E32 N14 W25 N8 W7$ E7 N4$ E23$ W23 S12E25 S14
E30FOP=[YR=1993] S4 E19 N4 W19$ E46 N26$ PTR=E15
FUS=[YR=1993] E7 N9 E23 S9 E2 S28 W32 N28$ W15$.

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	1980	1980	3	49	1,715	
3	0810	CONCRETE A	0	100	0	0	211.00	SF	6.50	6.50	100	1975	1975	3	27	370	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280	
6	0940	SHEDS/PORT	0	100	14	10	140.00	SF	18.00	18.00	100	1987	1987	3	20	504	
7	0810	CONCRETE A	0	100	0	0	161.00	SF	6.50	6.50	100	1995	1995	3	72	753	
8	0812	CONCRETE C	0	100	0	0	2,192.00	SF	4.00	4.00	100	1995	1995	3	72	6,313	
9	0825	BRICK	0	100	0	0	470.00	SF	8.75	8.75	100	1995	1995	3	91	3,742	

LAND DESCRIPTION

TOTAL OB/XF 14,677

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	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0			0.00	0.00	13.28	AC		1.00	1.00	1.00	410.00	410.00	5,445							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	13.28	AC		1.00	1.00	1.00	15,000.00	15,000.00	199,200							

REVIEW DATE 10/14/2020 BY TW Total Acres: 14.28 Total Land Value: 35,445 Market: 199,200 Agricultural: 5,445 Common: 30,000 PRINTED 08/02/2023 BY SYS

PARCELS 1-1, 2-3 & 2-4
IN OR 140/365 & OR 140/367 &
OR 530/959

BROCK SIDNEY S & MYRA H L/E/
PO BOX 398
HILLIARD, FL 32046

2023

22-3N-24-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

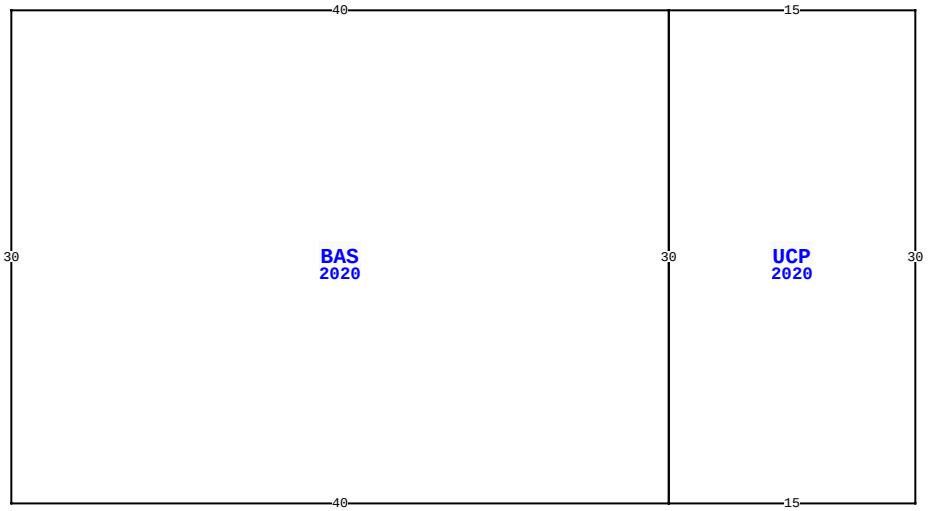
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	22,650
UCP	450	20	90	1,698
TOTALS	1,650		1,290	24,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,290	55.0160	19.26	24,845	2020	2020	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 0 Heated Area: 1200 HX Base Yr



37104 BROCKWOOD DR, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		333,984
TOTAL MARKET OB/XF VALUE		14,677
TOTAL LAND VALUE - MARKET		229,200
TOTAL MARKET VALUE		384,106
SOH/AGL Deduction		193,618
ASSESSED VALUE		190,488
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		140,488
TOTAL JUST VALUE		577,861
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2637/534	5/02/2023	LE	U	I	11	100
GRANTOR: BROCK SIDNEY S & MYRA						
GRANTEE: BROCK CHADWICK WHIT						
0530/0959	11/09/1987	WD	U	V		2,000
GRANTOR: CCA						
GRANTEE: BROCK SIDNEY S						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2020] W15 BAS=[YR=2020] W40 S30 E40 N30$ S30 E15 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/14/2020 BY TW Total Acres: 14.28 Total Land Value: 35,445 Market: 199,200 Agricultural: 5,445 Common: 30,000 PRINTED 08/02/2023 BY SYS