W1/2 OF NW1/4 OF NE1/4 OF
SE1/4 PAR 1-4 IN OR 2594/1080
ESMT OR 562/734

NOBLES BENNIE II
3658 BLUEBERRY LANE
HILLIARD, FL 32046

2023

28-3N-24-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

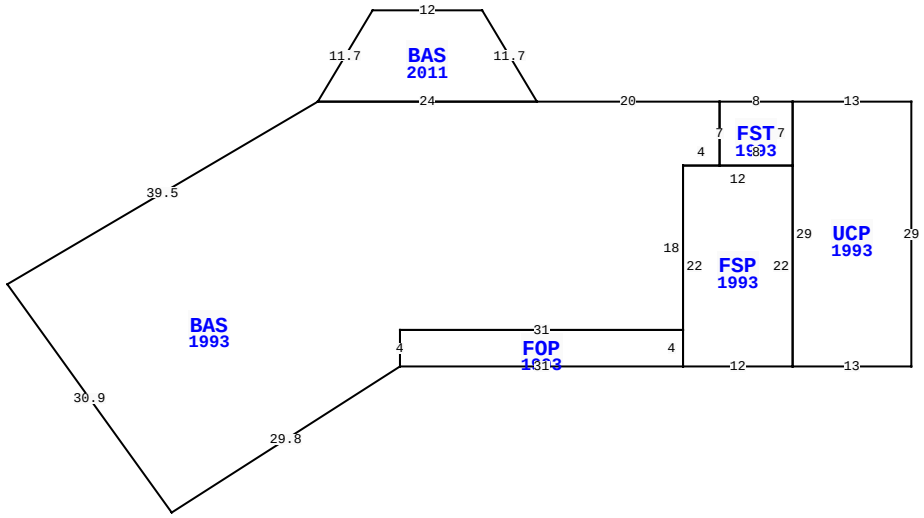
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	03	BELOW AVG. 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,973	100	1,973	147,522
BAS	180	100	180	13,459
FOP	124	30	37	2,767
FSP	264	40	106	7,925
FST	56	55	31	2,317
UCP	377	20	75	5,608
TOTALS	2,974		2,402	179,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,402	95.6970	86.37	207,461	1992	1997	0	0	0	13.43	86.57

1 SINGLE FAM – 0% - 2023 Heated Area: 2153 HX Base Yr



3658 BLUEBERRY LN, 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	179,599
TOTAL MARKET OB/XF VALUE	14,170
TOTAL LAND VALUE - MARKET	97,800
TOTAL MARKET VALUE	291,569
SOH/AGL Deduction	0
ASSESSED VALUE	291,569
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	291,569
TOTAL JUST VALUE	291,569
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	273,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012057	ROOF SHINGLES	16,000	09/09/2021
MH002984	MH MOVE-ON	0	02/01/2000
7405	NEW CONSTR	0	05/14/1991
6678	NEW CONSTR	0	05/16/1990
5901	XFOB	6,500	08/02/1989
3385	NEW CONSTR	0	02/07/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2594/1080	9/20/2022	WD	Q	I	01	308,000
GRANTOR: JOHNSON VERNON TRUSTE						
GRANTEE: NOBLES BENNIE E II						
1763/1852	10/21/2011	WD	U	I	39	130,000
GRANTOR: LAWSON NANCY I						
GRANTEE: JOHNSON VERNON TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W13 FST=[YR=1993] W8 BAS=[YR=1993] W20
BAS=[YR=2011] U10 L6 W12 D10 L6 E24$ W24 L34 D20 D25
R18 R25 U16 FOP=[YR=1993] E31 FSP=[YR=1993] E12 N22 W12
S22$ N4 W31 S4$ N4 E31N18 E4 N7$ S7 E8 N7$ S29 E13 N29$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	
7	0936	SEPTC TANK	0	0	0	0	2.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	12,000	

LAND DESCRIPTION

TOTAL OB/XF 14,170

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	0	0006	OR	0.00	0.00	4.89	AC		1.00	1.00	0.80	25,000.00	20,000.00	97,800							

REVIEW DATE 04/27/2022 BY TWA Total Acres: 4.89 Total Land Value: 97,800 Market: 0 Agricultural: 0 Common: 97,800 PRINTED 08/02/2023 BY SYS