PT OF LOT 5 IN SEC 32-2N-23E &
PT OF LOT 4 IN SEC 33-3N-23E
IN OR 2447/30

BURCH CAROL M & DWAIN
1576 TOMLINSON RD
HILLIARD, FL 32046

2023

32-3N-23-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

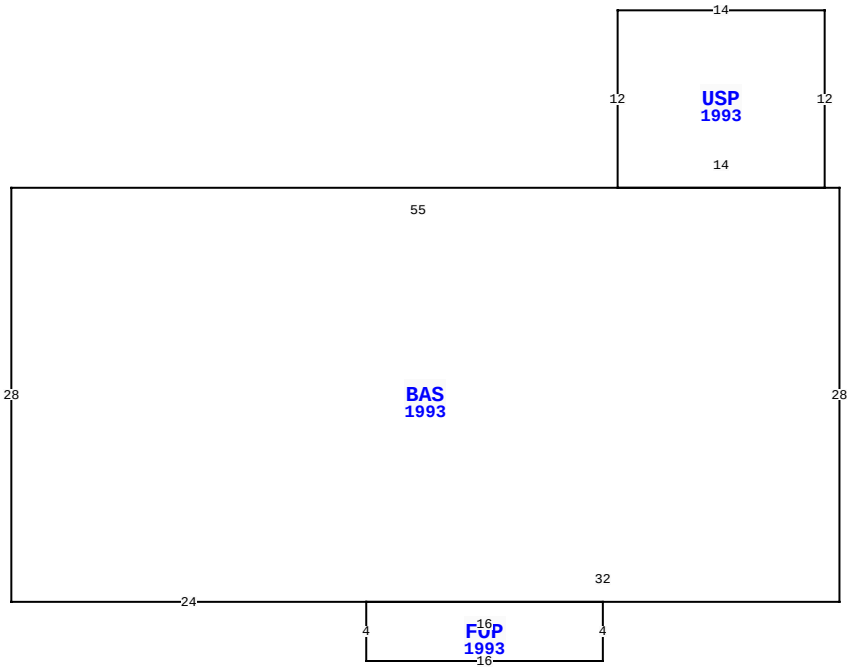
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD 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	1,568	100	1,568	106,580
FOP	64	30	19	1,291
USP	168	30	50	3,399
TOTALS	1,800		1,637	111,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,637	91.2900	82.39	134,872	1971	1981	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1568 HX Base Yr 2021



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

1576 TOMLINSON RD, HILLIARD

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		111,269
TOTAL MARKET OB/XF VALUE		480
TOTAL LAND VALUE - MARKET		78,250
TOTAL MARKET VALUE		189,999
SOH/AGL Deduction		62,628
ASSESSED VALUE		127,371
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		77,371
TOTAL JUST VALUE		189,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9057	MH MOVE-ON	23,000	09/30/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2447/0030	6/01/2020	WD	U	I	11	100
GRANTOR: BURCH CAROL M						
GRANTEE: BURCH CAROL M & DWA						
2257/0068	2/21/2019	QC	U	I	11	100
GRANTOR: MASCHMAN MATTHEW CARL						
GRANTEE: BURCH CAROL M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 USP=[YR=1993] N12 W14 S12 E14$ W55 S28 E24
FOP=[YR=1993] S4 E16 N4 W16$ E32 N28 $.

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	1242	WD DECK A	0	100	24	8	192.00	SF	5.00	5.00	100	2010	2010	3	50	480	

LAND DESCRIPTION

TOTAL OB/XF 480

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	3.13	AC		1.00	1.00	1.00	25,000.00	25,000.00	78,250							

REVIEW DATE 08/20/2020 BY TWA Total Acres: 3.13 Total Land Value: 78,250 Market: 0 Agricultural: 0 Common: 78,250 PRINTED 08/02/2023 BY SYS