PT OF NW1/4 RP 1115 & 1116
IN OR 2338/667
OR 153 PG 581

GARLITZ MARGARET L/E/
PO BOX 761
CALLAHAN, FL 32011

**2023**

**34-3N-24-0000-0003-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 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 | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

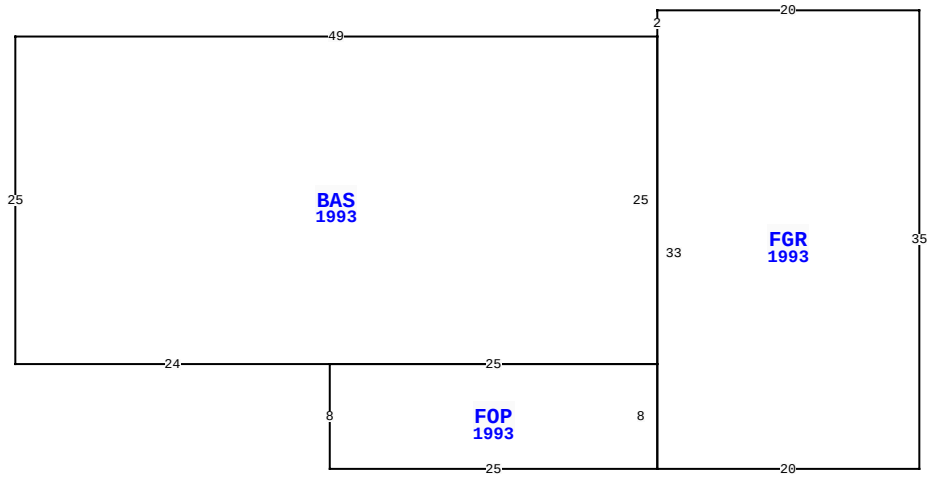
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,225 | 100 | 1,225 | 89,153 |
| FGR | 700 | 55 | 385 | 28,020 |
| FOP | 200 | 30 | 60 | 4,367 |
| TOTALS | 2,125 | | 1,670 | 121,539 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,670 | 112.0000 | 101.08 | 168,804 | 1982 | 1982 | 0 | 0 | 0 | 28.00 | 72.00 |

1 SINGLE FAM – 100% - 0 Heated Area: 1225 HX Base Yr




456310 OLD DIXIE HWY, 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 | | 121,539 |
| TOTAL MARKET OB/XF VALUE | | 4,296 |
| TOTAL LAND VALUE - MARKET | | 46,200 |
| TOTAL MARKET VALUE | | 172,035 |
| SOH/AGL Deduction | | 74,569 |
| ASSESSED VALUE | | 97,466 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 42,466 |
| TOTAL JUST VALUE | | 172,035 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 156,833 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2645/1720 | 5/26/2023 | QC | U | I | 11 | 100 |
| GRANTOR: GARLITZ MARGARET | | | | | | |
| GRANTEE: CUMMINGS AUSTIN THO | | | | | | |
| 2338/0667 | 1/31/2020 | LE | U | I | 11 | 100 |
| GRANTOR: GARLITZ MARGARET | | | | | | |
| GRANTEE: CUMMINGS ANGELA E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=1993] W20 S2 BAS=[YR=1993] W49 S25 E24 FOP=[YR=1993] S8 E25 N8 W25$ E25 N25$ S33 E20 N35$.

## 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 | 0812 | CONCRETE C | 0 | 100 | 125 | 12 | 1,500.00 | SF | 4.00 | 4.00 | 100 | 1990 | 1990 | 3 | 62 | 3,720 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 8 | 96.00 | SF | 30.00 | 30.00 | 100 | 1990 | 1990 | 3 | 20 | 576 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,296

| 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 | 000100 | C | SFR | 100 | 0006 | OR | 0.00 | 0.00 | 1.54 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 46,200 | | | | | | | |

REVIEW DATE 05/18/2018 BY TWX Total Acres: 1.54 Total Land Value: 46,200 Market: 0 Agricultural: 0 Common: 46,200 PRINTED 08/02/2023 BY SYS