LOT B
IN OR 1908/1114
DAVIS ACRES PB 5/58

SIMPKINS ROBERT E JR & KRISTI LOYD
38314 OAK GROVE DR
HILLIARD, FL 32046

2023

37-4N-24-2300-000B-0000

BUILDING CHARACTERISTICS

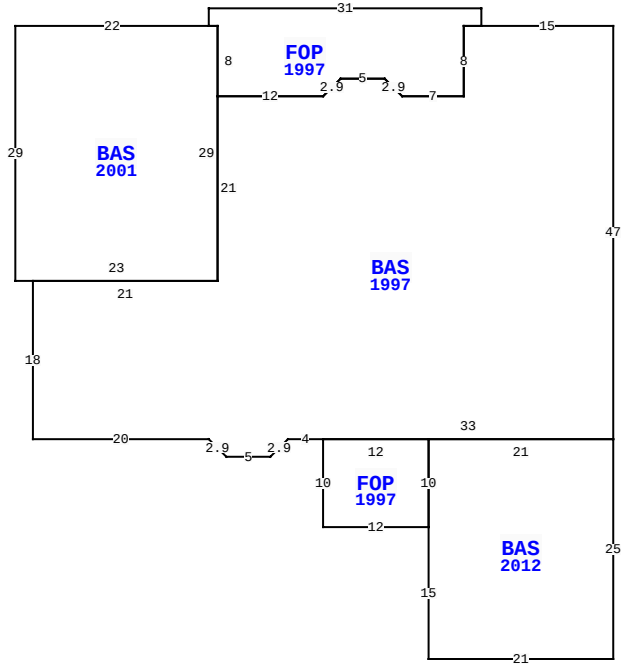
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,297	100	2,297	210,711
BAS	667	100	667	61,186
BAS	525	100	525	48,160
FOP	120	30	36	3,302
FOP	272	30	82	7,523
TOTALS	3,881		3,607	330,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,607	92.5110	109.86	396,265	1997	2000	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 1998 Heated Area: 3489 HX Base Yr 1998



38314 OAK GROVE DR, HILLIARD

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		330,881
TOTAL MARKET OB/XF VALUE		75,324
TOTAL LAND VALUE - MARKET		191,600
TOTAL MARKET VALUE		597,805
SOH/AGL Deduction		329,878
ASSESSED VALUE		267,927
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		212,927
TOTAL JUST VALUE		597,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617907	SWIM POOL	27,000	06/01/2006
B0108209	GARAGE	25,200	04/01/2001
B963534	NEW CONSTR	100,000	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1908/1114	3/10/2014	QC	U	I	11	100
GRANTOR: SIMPKINS ROBERT E JR						
GRANTEE: SIMPKINS ROBERT E J						
0770/0187	9/04/1996	WD	U	V	01	100
GRANTOR: LOYD HARDY LEE & JEAN						
GRANTEE: SIMPKINS ROBERT E J						

BUILDING NOTES

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	1997	1997	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	390.00	SF	6.50	6.50	100	1997	1997	3	75	1,901	
3	0511	GARAGE CB-	0	100	37	29	1,073.00	SF	40.00	40.00	100	2001	2001	3	82	35,194	
4	0754	FOP	0	100	10	8	80.00	SF	15.00	15.00	100	2001	2001	3	20	240	
5	0812	CONCRETE C	0	100	0	0	1,712.00	SF	4.00	4.00	100	2001	2001	3	82	5,615	
6	0861	POOL GUNIT	0	100	0	0	351.00	SF	85.00	85.00	100	2007	2007	3	52	15,514	
7	0855	CONC PAVER	0	100	0	0	561.00	SF	7.00	7.00	100	2007	2007	3	89	3,495	
8	0681	POLE SHED	0	100	40	65	2,600.00	SF	15.00	15.00	100	1998	1998	3	27	10,530	

BUILDING DIMENSIONS

BAS=[YR=1997] W15 FOP=[YR=1997] N2 W31 S2 BAS=[YR=2001] W22 S29 E23 N29 W1 $ E1 S8 E12 U2 R2 E5 D2 R2 E7 N8 E2$ W2 S8 W7 U2 L2 W5 L2 D2 W12 S21 W21 S18 E20 D2 R2 E5 U2 R2 E4 FOP=[YR=1997] S10 E12 BAS=[YR=2012] S15 E21 N25 W21 S10$ N10 W12 $ E33 N47 $.

LAND DESCRIPTION

TOTAL OB/XF 75,324

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	9.58	AC		1.00	1.00	1.00	20,000.00	20,000.00	191,600							

REVIEW DATE 09/18/2018 BY TWA Total Acres: 9.58 Total Land Value: 191,600 Market: 0 Agricultural: 0 Common: 191,600 PRINTED 08/02/2023 BY SYS