PT OF LOTS 18 19 20 21 22 23
& 24 IN OR 2271/179
DAVIS ACRES PB 5/58

PHILLIPS WANDA
PO BOX 545
HILLIARD, FL 32046

2023

37-4N-24-2300-0018-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 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
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

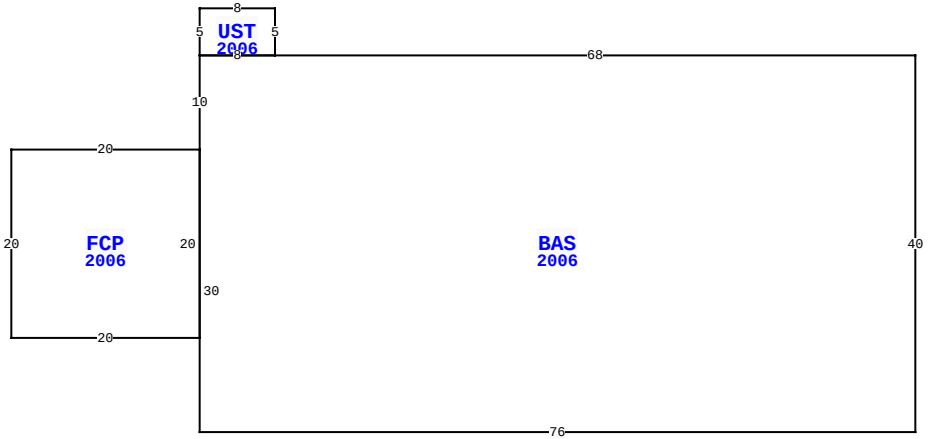
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,040	100	3,040	53,372
FCP	400	30	120	2,107
UST	40	40	16	281
TOTALS	3,480		3,176	55,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	04	3,176	77.1680	27.01	85,784	2000	2000	0	0	0	35.00	65.00

1 GARAGE RES – 0% - 0 Heated Area: 3040 HX Base Yr



38150 OAK GROVE DR, HILLIARD

BLD DATE	07/23/2019	KK	LGL DATE	
XF DATE	07/23/2019	KK	LAND DATE	05/30/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	55,760
TOTAL MARKET OB/XF VALUE	640
TOTAL LAND VALUE - MARKET	336,500
TOTAL MARKET VALUE	237,920
SOH/AGL Deduction	67,806
ASSESSED VALUE	170,114
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,114
TOTAL JUST VALUE	392,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008380	NEW CONSTR	310,404	09/11/2020
B97	NEW CONSTR	60,840	10/01/1997
E973404	XFOB	0	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2271/0179	4/19/2019	WD	Q	I	01	288,000
GRANTOR: TANNER TERESSA M N/K/						
GRANTEE: PHILLIPS WANDA						
1341/1291	8/15/2005	WD	Q	I		360,000
GRANTOR: PADGETT TERRY L SR &						
GRANTEE: TANNER TERESSA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W68 UST=[YR=2006] N5 W8 S5 E8$ W8 S10
FCP=[YR=2006] W20 S20 E20 N20$ S30 E76 N40$.

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	6001	ROLLUP DR	0	0	0	0	8.00	UT	400.00	400.00	100	2000	2000	3	20	640	

LAND DESCRIPTION

TOTAL OB/XF 640

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	0		OR	0.00	0.00	11.50	AC		1.00	1.00	1.00	15,000.00	15,000.00	172,500							
2	006000	A	PAST1/HAY	0			0.00	0.00	20.50	AC		1.00	1.00	1.00	440.00	440.00	9,020							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	20.50	AC		1.00	1.00	1.00	8,000.00	8,000.00	164,000							

REVIEW DATE 08/10/2022 BY WW Total Acres: 32.00 Total Land Value: 181,520 Market: 164,000 Agricultural: 9,020 Common: 172,500 PRINTED 08/02/2023 BY SYS