PT OF LOT 25
IN OR 819 PG 102
R378181 & R378180

DURKEE MARY LOU
38113 OAK GROVE DRIVE
HILLIARD, FL 32046

2023

37-4N-24-2300-0025-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	05	Quality Level 05

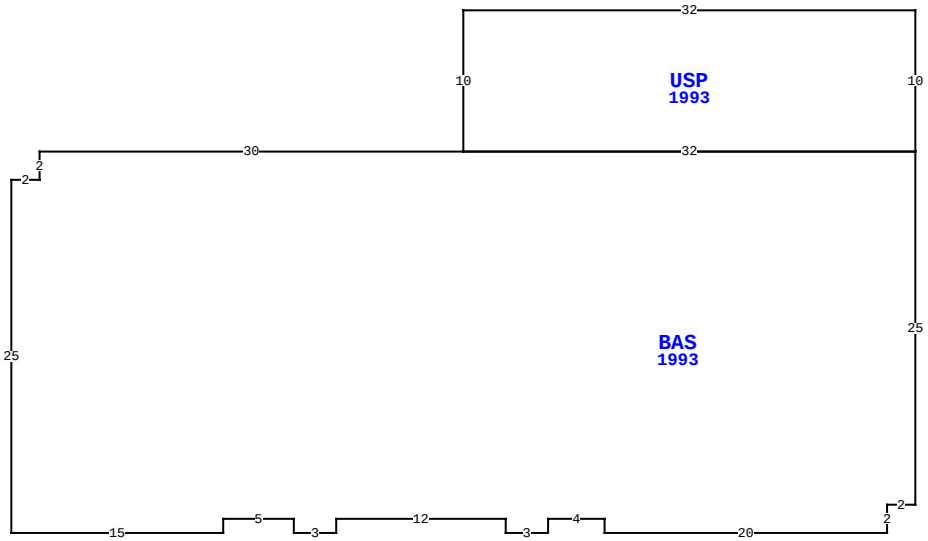
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,699	100	1,699	49,140
USP	320	50	160	4,628
TOTALS	2,019		1,859	53,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,859	148.3200	96.41	179,226	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1998 Heated Area: 1699 HX Base Yr 1998



38113 OAK GROVE DR, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		53,768
TOTAL MARKET OB/XF VALUE		4,573
TOTAL LAND VALUE - MARKET		102,200
TOTAL MARKET VALUE		160,541
SOH/AGL Deduction		94,032
ASSESSED VALUE		66,509
TOTAL EXEMPTION VALUE	HX HB SX	66,509
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		160,541
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R991610	REPAIR/RRF	0	01/03/1999
7604	MH MOVE-ON	33,000	12/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0819/0102	1/07/1998	WD	U	I	07	100
GRANTOR: FREDERICK DONALD & KA						
GRANTEE: DURKEE MARY LOU						
0812/0453	11/04/1997	WD	Q	I		60,000
GRANTOR: FREDERICK DONALD L &						
GRANTEE: DURKEE MARY LOU						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W32 S10 BAS=[YR=1993] W30 S2 W2 S25 E15 N1 E5 S1 E3 N1 E12 S1 E3 N1 E4 S1 E20 N2 E2 N25 W32 $ E32 N10 $.

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	0681	POLE SHED	0	100	45	15	675.00	SF	15.00	15.00	100	1990	1990	3	20	2,025	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
4	1242	WD DECK A	0	100	12	7	84.00	SF	10.00	10.00	100	1998	1998	3	20	168	

LAND DESCRIPTION

TOTAL OB/XF 4,573

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		OR	0.00	0.00	5.11	AC		1.00	1.00	1.00	20,000.00	20,000.00	102,200							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 5.11 Total Land Value: 102,200 Market: 0 Agricultural: 0 Common: 102,200 PRINTED 08/02/2023 BY SYS