PARCELS 4-7 & 4-8
PT OF E1/2 OF SE1/4 OF NW1/4
IN OR 2714/1976

WALKER MARY E L/E/
37074 MARSHALL LN
HILLIARD, FL 32046

2024

03-3N-24-0000-0004-0070

BUILDING CHARACTERISTICS

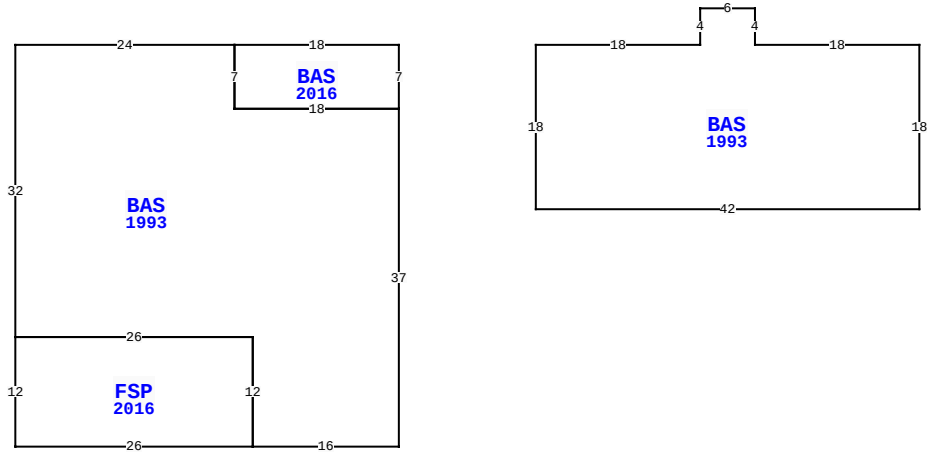
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	780	100	780	57,431
BAS	1,410	100	1,410	103,817
BAS	126	100	126	9,277
FSP	312	40	125	9,204
TOTALS	2,628		2,441	179,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,441	102.3120	97.20	237,265	1920	1955	0	0	0	24.25	75.75

1 SINGLE FAM – 100% - 0 Heated Area: 2316 HX Base Yr



37074 MARSHALL LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 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		179,728
TOTAL MARKET OB/XF VALUE		19,402
TOTAL LAND VALUE - MARKET		86,100
TOTAL MARKET VALUE		285,230
SOH/AGL Deduction		174,378
ASSESSED VALUE		110,852
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		60,852
TOTAL JUST VALUE		285,230
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25019	ADDITION	3,672	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2714/1976	5/22/2024	LE	U	I	11	100
GRANTOR: WALKER MARY E						
GRANTEE: WALKER JULIAN RHETT						
0667/1448	10/01/1992	QC	U	I	01	100
GRANTOR: WALKER JULIAN C JR						
GRANTEE: WALKER MARY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W18 BAS=[YR=1993] W24 S32 FSP=[YR=2016] S12 E26 N12 W26$ E26 S12 E16 N37 W18 N7$ S7 E18 N7$ PTR=E15 BAS=[YR=1993] E18 N4 E6S4 E18 S18 W42 N18$ W15$.

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	1980	1980	3	46.5	1,628	
2	0510	GARAGE WD-	0	100	48	26	1,248.00	SF	35.00	35.00	100	1983	1983	3	20	8,736	
3	0510	GARAGE WD-	0	100	20	16	320.00	SF	35.00	35.00	100	1990	1990	3	20	2,240	
4	0473	VF 3 RAIL	0	100	0	0	719.00	LF	7.50	7.50	100	2000	2000	3	52	2,804	
5	0681	POLE SHED	0	100	16	13	208.00	SF	15.00	15.00	100	2011	2011	3	64	1,997	
6	0681	POLE SHED	0	100	16	13	208.00	SF	15.00	15.00	100	2011	2011	3	64	1,997	

LAND DESCRIPTION

TOTAL OB/XF 19,402

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	2.87	AC		1.00	1.00	1.00	30,000.00	30,000.00	86,100							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.87 Total Land Value: 86,100 Market: 0 Agricultural: 0 Common: 86,100 PRINTED 08/06/2024 BY SYS